

Victoria Avenue
South Hylton
Sunderland
SR4 0QZ





good life 
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Victoria Avenue

Asking Price £134,995

INTRODUCTION

3 BED SEMI (FORMER 4 BED) - LARGE GARDEN PLOT TO REAR - LOVELY ASPECT TO FRONT - POTENTIAL TO CREATE DRIVEWAY - SOME UPDATING TO KITCHEN & GENERAL DECOR REQUIRED - ELECTRICS/GCH BOILER HAVE COMPLIANCE CERTIFICATES - UPVC DOUBLE GLAZING/MODERN BATHROOM - POTENTIAL TO TURN BACK INTO 4 BEDROOMS - GREAT OPPORTUNITY SENSIBLY PRICED ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Vinyl wood-effect flooring, carpeted stairs to first floor landing, front facing white uPVC double-glazed window with privacy glass, double radiator, under stairs cupboard. Door leading off to kitchen, door leading off to lounge.

LOUNGE

14'0 x 12'0

Lovely size lounge in this larger style home.

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with attractive views (not over looked.) The lounge is partially open plan to the dining room.

DINING ROOM

10'7 x 10'2

Laminate wood-effect flooring, double radiator, white uPVC double-glazed patio doors opening out onto the rear patio and garden. The dining room shares a party wall with the kitchen and there is potential to extend the kitchen into the dining room or vice versa depending on the needs of the new owner.

KITCHEN

10'3 x 9'9

Quite a large kitchen which would benefit from updating with some vinyl flooring, range of wall and floor units in a white wood-effect finish with contrasting laminate work surfaces, space and plumbing for a washing machine, stainless steel sink with single bowl, single drainer and matching Monobloc tap, integrated electric oven, 4 ring gas hob and integrated extractor. Rear facing white uPVC double-glazed window with views over the garden, side facing white uPVC double-glazed window and white uPVC double-glazed door opening out to the side of the property, double radiator. Modern combi boiler which has had a gas safety certificate until fairly recently.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, access door to bathroom and doors to bedrooms.

BATHROOM

8'0 x 5'3

Tiled flooring, white bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome taps and modern electric shower over with shower rail and curtain. The walls are finished in their entirety in a white ceramic tile. Radiator providing heating, rear facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling.

BEDROOM 1

10'4 x 10'0

Double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window with attractive green views. Built in cupboard providing some storage.

BEDROOM 2

15'5 x 11'3

Formally 2 bedrooms, this room could comfortably be returned to 2 bedrooms with the addition of a door in the landing and a partition wall. Carpet flooring, 2 rear facing white uPVC double-glazed windows, radiator. Built in cupboard providing some storage.

BEDROOM 3

11'2 x 10'3

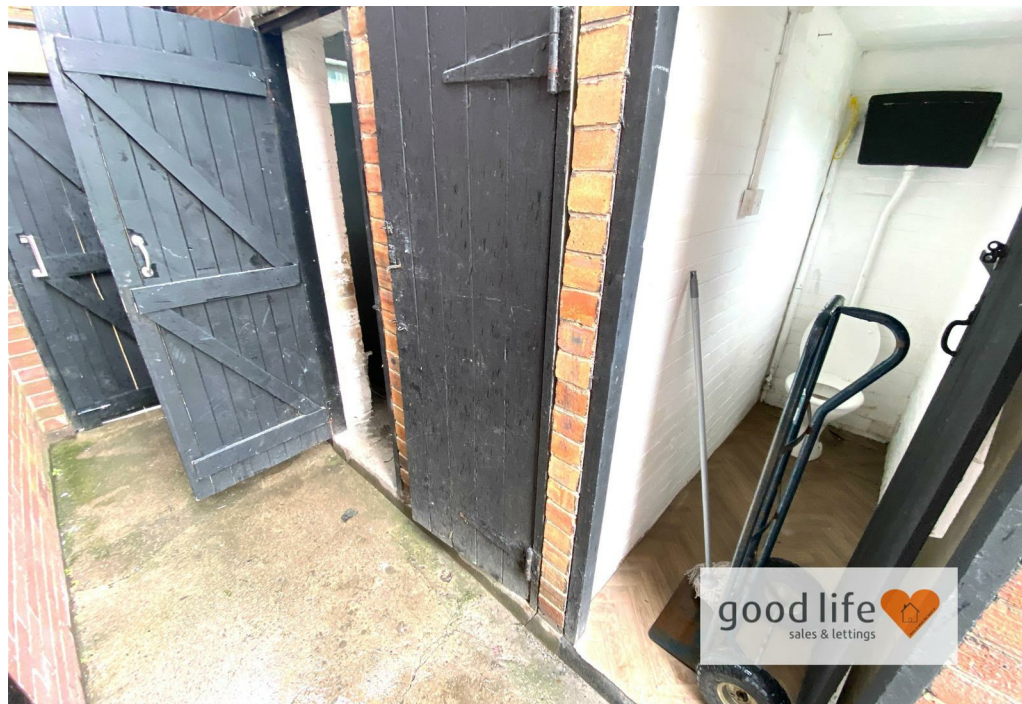
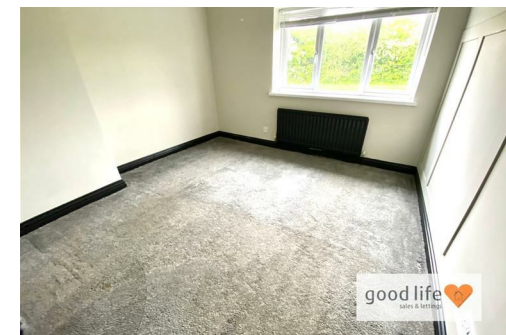
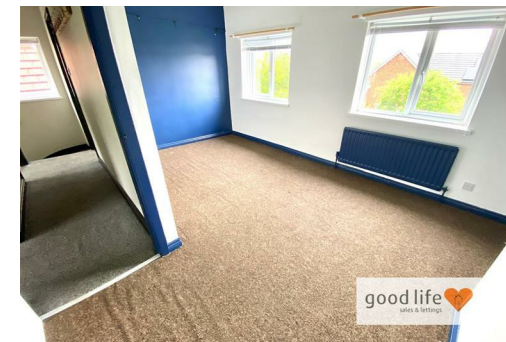
The room is L-shaped and measurements taken at widest points.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Good size single bedroom with lovely views to the front.

EXTERNALLY

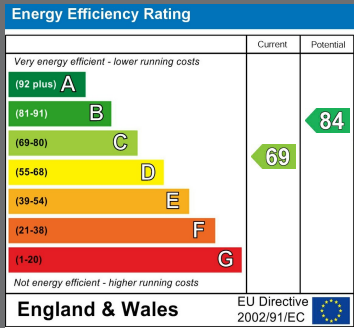
Set back from the road with large front garden and the opportunity to create a driveway. Block paved pathway leading to GRP double-glazed door.

The property benefits from a very large rear garden plot with paved patio area immediately adjacent to the rear of the patio doors, large area of lawn, perimeter fencing to 3 sides and the garden enjoys a sunny aspect at various times of the day. Brick outhouse with former wash house with electric sockets, lighting and cold water tap. Former coal house providing additional useful storage.



Local Authority
Sunderland

Council Tax Band
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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