

MICHAEL HODGSON

estate agents & chartered surveyors

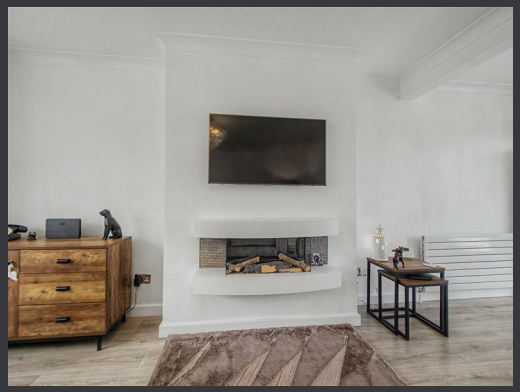


MARINA AVENUE, SUNDERLAND
£254,500

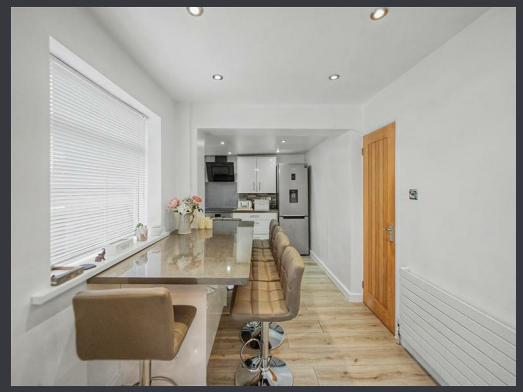
We are delighted to welcome to the market this superb 2 / 3 bed linked semi detached house ideally located on Marina Avenue just off Sea Road providing convenient access to its many shops and amenities, Seaburn Metro Station and excellent transport links in addition to the stunning coastline and sea front only a short distance away. The property internally benefits from contemporary decor, modern kitchen and bathroom and briefly comprises of: Entrance Vestibule, Living Room, Kitchen / Breakfast Room, Ground Floor 3rd Bedroom or Reception Room that was formerly the garage and to the First Floor, Landing, 2 Bedrooms and a Bathroom. Externally there is a front block paved driveway providing off street parking for a number of cars and rear garden with paved patio area. Viewing is highly recommended to fully appreciate the property and location on offer.

- Linked Semi Detached House
- 2 / 3 Bedrooms
- Living Room
- Kitchen / Dining Room
- Lovely Property
- Viewing Advised
- Ground Floor 3rd Bedroom or Reception Room
- EPC Rating: E









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Entrance Vestibule
Laminate floor, stairs to the first floor, door to the living room or ground floor 3rd bedroom or reception room that was formerly the garage.

Living Room
23'11" max x 12'5" max
The living room spans the full depth of house having a double glazed bay window to the front elevation, two radiators, laminate floor, modern wall mounted electric fire, double glazed sliding patio doors to the rear garden, opening to:

Kitchen / Breakfast Room
14'10" x 11'0"
The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, two double glazed windows, radiator, plumbed for washer, space for a freestanding fridge freezer, storage cupboard.

Bedroom 3 Or Reception Room
13'10" x 7'6"
Formally the garage but now used as a ground floor 3rd bedroom, laminate floor, double glazed bay window, radiator. A versatile space that could be used as a bedroom or reception room.

First Floor
Landing, double glazed window, cupboard with wall mounted gas central heating boiler.

Bedroom 1
15'6" max x 14'4" max
Front facing, double glazed bay window and an additional double glazed window, range of fitted wardrobes, laminate floor.

Bedroom 2
9'1" x 10'6"
Rear facing, double glazed window, laminate floor, radiator.

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, recessed spot lighting, extractor, bath with shower over, towel radiator.

Externally
Externally there is a front block paved driveway providing off street parking for a number of cars and rear garden with paved patio area.

COUNCIL TAX
The Council Tax Band is Band B.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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