

MICHAEL HODGSON

estate agents & chartered surveyors



PARK AVENUE, SUNDERLAND
£425,000

Arguably one of the finest semi detached bungalows on Park Avenue this stunning 4 bed home has been meticulously improved and modernised by the current owners and will not fail to impress all who view. Park Avenue commands a much sought after and highly regarded location in Seaburn being only s stones throw away from the beautiful sea front, coastline and its many award winning beaches, bars and cafes as well as excellent amenities, Sea Road and transport links to Sunderland City Centre. The property boasts generous yet versatile living space benefitting from contemporary and stylish decor, a contemporary first floor bathroom in addition to a ground floor shower room, kitchen with integrated appliances and briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen, Shower Room / WC, Bedroom 1 with Dressing Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front lawned garden, side block paved driveway leading to the house and garage and to the rear is a superb garden having a composite decking terrace that over looks the rear garden and leads down to the garden, paved patio area, inset lawn and an additional patio area to the side and rear of the garden. Viewing is highly recommended to fully appreciate the space, home and potential on offer.

- Semi Detached Bungalow
- 4 Bedrooms
- Living Room
- Dining Area / Kitchen
- Bathroom & Shower Room
- Stunning Property
- Viewing Advised
- EPC Rating:C









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Entrance Hall
The entrance hall has a laminate floor, double radiator, double glazed window to the side elevation, cupboard under the stairs.

Living Room
16'0" x 10'5"
The living room has a media wall with inset modern electric fire and shelving, an additional space for a wall mounted TV, bi folding doors creating a separate space if needed to the dining area.

Dining Room
9'8" x 15'7"
A light and airy space having bi folding doors open to the rear garden, lantern light, laminate floor, contemporary kitchen units with wine rack, space for an American style fridge freezer.

Kitchen
14'11" x 7'1"
The kitchen has a range of floor and wall units, quartz worktops, 5 ring gas hob with extractor over, cupboard with wall mounted gas central heating boiler, Belfast sink with mixer tap, double radiator, laminate floor, electric oven, integrated microwave. dishwasher and washing machine, two double glazed windows.

Bedroom 1
13'1" x 12'11" to bay
Ground floor bedroom that could be used as a reception room if required, double glazed bay window, radiator, laminate floor.

Dressing Room
10'6" x 11'7"
Double glazed window, radiator, laminate floor.

Shower Room
Modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, extractor, recessed spot lighting, shower cubicle with rainfall style shower head and an additional shower attachment.

First Floor
Landing, loft access.

Bedroom 2
11'7" x 10'7"
Front facing, double glazed window, radiator, recessed spot lighting.

Bedroom 3
13'5" max x 11'8" max
Rear facing, double glazed window, radiator, recessed spot lighting.

Bedroom 4
6'11" x 10'10"
Side facing, double glazed window, double radiator, recessed spot lighting.

Bathroom
Contemporary white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, velux style window, chrome towel radiator, recessed spot lighting, freestanding roll top bath with claw feet and mixer tap with shower attachment.

Externally
Externally there is a front lawned garden, side block paved driveway leading to the house and garage and to the rear is a superb garden having a composite decking terrace that over looks the rear garden and leads down to the garden, paved patio area, inset lawn and an additional patio area to the side and rear of the garden.

Garage
Single garage accessed via an electrically operated Horman roller shutter.

COUNCIL TAX
The Council Tax Band is Band D.

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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