



MICHAEL HODGSON

estate agents & chartered surveyors

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## CROSSLEA AVENUE, SUNDERLAND

£199,950

This lovely bay fronted 2 bed semi detached bungalow is situated on Crosslea Avenue which offers a much sought after and superb location providing easy access to local shops, schools and amenities as well as both Sunderland City Centre and the A19 within easy driving distance. The property internally briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, 2 Bedrooms and a Bathroom. Externally there is a front garden and driveway leading to the house and car port and to the rear is a generous garden with paved patio area, gravelled area, and stocked boarders. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing is highly recommended to fully appreciate the home and location on offer.

Semi Detached Bungalow

2 Bedrooms

Living Room

Kitchen / Dining Room

No Chain Involved

Viewing Advised

Sought After Location

EPC Rating: D

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### Entrance Hall

Radiator, leading to:

### Living Room

18'6" to bay x 12'0"

The living room has a double glazed bay window to the front elevation, double radiator, feature fireplace with electric fire.

### Kitchen/Dining Room

13'4" max x 21'2" max

The kitchen has a range of floor and wall units, tiled splashback, plumbed for washer and dryer, stainless steel sink and drainer with mixer tap, space for a freestanding cooker, laminate floor in part, double glazed box bay window to the side elevation, double glazed French doors to the rear garden, double radiator.

### Bedroom 1

14'11" to bay x 10'8"

Front facing, double glazed bay window, range of fitted wardrobes, radiator.

### Bedroom 2

9'10" x 13'0"

Rear facing, double glazed window, double radiator, laminate floor, cupboard / wardrobe with wall mounted gas central heating boiler.

### Bathroom

White suite comprising of a low level WC, pedestal basin, bath with electric shower over, double glazed window, radiator, laminate floor.

### Externally

Externally there is a front garden and driveway leading to the house and garage / car port and to the rear is a generous garden with paved patio area, gravelled area, and stocked borders.

### Car Port

car port accessed via an up and over garage door.

### COUNCIL TAX

The Council Tax Band is Band C.

### TENURE

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

# M I C H A E L   H O D G S O N

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