



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



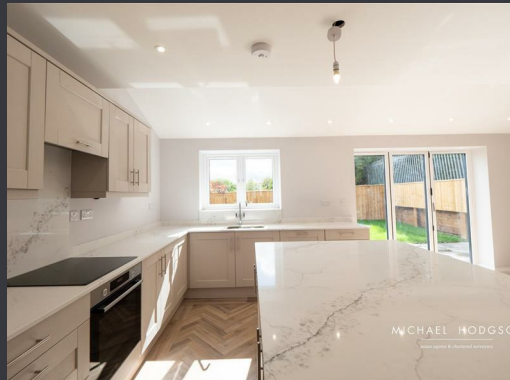
IRENE AVENUE, SUNDERLAND

£289,999

The property comprises of a newly constructed 4 bedroom, 3 storey detached house situated at the head of the cul-de-sac on Irene Avenue offering a discerning purchaser a lovely home once completed. Grangetown offers convenient access to local shops, schools and amenities as well as excellent transport links to Sunderland City Centre and the A19. The property is finished to a high standard incorporating kitchens with integrated appliances, modern bathroom suites, contemporary décor and many extras of note. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, WC, Kitchen / Dining / Family Room and to the First Floor, landing, 2 Bedrooms, Family Bathroom and an En Suite to Bedroom1 and to the Second Floor, Landing and 2 Bedrooms. Externally there is a front full width block paved driveway whilst the rear is a garden with patio area and lawn. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised

Detached House
Living Room
Over 3 Floors
Viewing Advised

4 Bedrooms
Kitchen / Dining Room
Bathroom & En Suite
EPC Rating: TBC



IRENE AVENUE, SUNDERLAND
£289,999

Entrance Hall
The Entrance Hall has a Herringbone style LVT flooring, radiator, alarm control panel, recessed spot lighting, stairs to the first floor

Living Room
12'5" x 14'9" to bay
The Living Room has a double glazed box bay window to the front elevation and an additional double glazed window, radiator, high level power socket and CAT 6 cabling point

Kitchen/Dining/Family Room
20'10" x 17'2"
A fantastic open plan Kitchen/Dining/Family Room hat has a Herringbone style LVT floor, two radiators recessed spot lighting, double glazed window to the rear elevation, bi-folding doors to the garden, pitched roof in part, high level power socket and CAT 6 cabling point.

The Kitchen has a new comprehensive range of floor and wall units, quartz worktops with matching splashbacks, stainless steel sink with mixer tap, integrated dishwasher, Bosch electric oven, Bosch hob with extractor over, cupboard with wall mounter gas central heating boiler,.

There is a central island with granite worktops with breakfast bar, storage cupboards below,

WC
White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, LVT flooring, recessed spot lighting extractor

First Floor
Landing, double glazed window to the front elevation, storage cupboard. radiator

Bathroom
New modern white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, bath with mixer tap, chrome towel

radiator, fitted back lit mirror, tiled floor, part tiled walls, double glazed window, recessed spot lighting, extractor, walk-in shower with Rainfall style shower and an additional shower attachment, additional radiator

Bedroom 1
14'9" x 9'11"
Rear facing, double glazed window, radiator, recessed spot lighting, high level power socket, and CAT 6 cabling, storage cupboard

En Suite
White suite comprising low level wc, wall hung wash hand basin with mixer tap, chrome towel radiator, recessed spot lighting, extractor, part tiled walls, tiled floor, back lit mirror, shower cubicle with Rainfall style shower and an additional shower attachment

Bedroom 2
9'10" x 9'8"
Front facing, double glazed window, radiator, high level power socket and CAT 6 cabling point

Second Floor
Landing, radiator

Bedroom 3
17'4" x 7'6"
T-fall roof in part, radiator, two Velux style windows, recessed spot lighting, high level power socket, CAT 6 cabling point

Bedroom 4
T-fall roof in part, 2 Velux style windows, radiator, recessed spot lighting, high level power socket and CAT 6 cabling point

Externally
Externally there is a front full width block paved driveway whilst the rear is a garden with patio area and lawn

Solar Panels
There are solar panels to the rear roof space.

COUNCIL TAX
The Council Tax Band is Band - to be confirmed once built

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

