



MICHAEL HODGSON

estate agents & chartered surveyors

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RUDYARD AVENUE, SUNDERLAND

£209,950

A superb and immaculately considered 2 bed semi detached bungalow situated at the head of the cul-de-sac of Rudyard Avenue just off Ryhope Road commanding an excellent location providing easy access to Sunderland City Centre, well respected schools, shops and amenities. Internally the property will not fail to impress all who view with the generous living accommodation briefly comprising of: Entrance Porch, Inner Hall, Living Room, 2 Bedrooms, Bathroom. and a Kitchen / Breakfast Room. Externally there is a gated block driveway leading to the house and garage providing ample off street parking in addition to an artificial grass lawn and paved patio area whilst to the rear is a block paved courtyard garden with stocked borders. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached Bungalow
Living Room
Garage & Gardens
Viewing Advised

2 Bedrooms
Kitchen / Breakfast Room
Immaculate Property
EPC Rating: D



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Entrance Porch
Double glazed window, tiled floor, radiator with cover, leading to:

Inner Hall
Radiator, coving to ceiling,

Living Room
12'11" x 17'1" to bay
The Living Room has a double glazed bay window to the front elevation, radiator in bay, feature fireplace with electric stove style fire

Kitchen/Breakfast Room
20'11" x 9'2"
The Kitchen has a range of floor and wall units, sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, double glazed window to the rear elevation, double glazed French doors to the rear garden, electric oven, gas hob with extractor over, glass display cabinets, integrated fridge / freezer, dishwasher, washing machine

Bathroom
White suite comprising low level wc, pedestal wash hand basin, Jacuzzi style bath, shower cubicle with Rainfall style shower head, tiled surround, double glazed window, extractor

Bedroom One
9'1" x 11'10"
Double glazed window to the front elevation, radiator

Bedroom Two
15'7" to bay x 10'2"
Rear facing, double glazed bay window, range of fitted wardrobes, radiator in bay

External
Externally there is a gated block driveway leading to the house and garage providing ample off street parking in addition to an artificial

grass lawn and paved patio area whilst to the rear is a block paved courtyard garden with stocked borders.

Garage
Single garage accessed via an up and over garage door

FREE VALUATIONS
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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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