



MICHAEL HODGSON

estate agents & chartered surveyors

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CROSSLEA AVENUE, SUNDERLAND

£1,250 Per Month

This 3 bedroom semi detached bungalow is set on an elevated corner plot on Crosslea Avenue and St Nicholas Avenue in this much sought after and desirable location. The property is located close to local schools, shops and amenities as well as transport links to Sunderland City Centre. The property itself briefly comprises of: Entrance Hall, Inner Hall, Living Room, Kitchen / Breakfast Room, 3 Bedrooms, Shower Room and Bathroom. Externally the property is set on an elevated corner plot having front garden, side lawned garden and to the rear a block paved patio area in addition to a side driveway leading to the garage and providing off street parking. Viewing is highly recommended.

Semi Detached Bungalow

Living Room

Garage & Gardens

Viewing Advised

3 Bedrooms

Kitchen / Breakfast Room

Corner Plot

EPC Rating: E



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Entrance Vestibule
Radiator leading to:

Inner Hall
Radiator, coving to ceiling, ceiling rose

Living Room
16'2" to bay x 13'9"
The living room has a double glazed bay window, feature fire with gas fire, two radiators, coving to ceiling. ceiling rose. exposed wood floor

Kitchen / Breakfast Room
11'2" x 19'5"
The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, tiled floor, recess spot lighting, double glazed window to the rear elevation, glass display cabinets, wall mounted gas boiler, range cooker, contemporary radiator, alarm panel

Bedroom 1
11'5" x 15'0" to bay
Double glazed bay to the front elevation, radiator, coving to ceiling, ceiling rose

Bedroom 2
13'3" x 12'10"
Double glazed bay window, radiator, range of mirror fronted wardrobes, recess spot lighting

Bedroom 3
11'6" x 9'10"
Double glazed bay window, radiator, range of fitted wardrobes

Bathroom
White suite comprising low level WC, bidet, his and hers pedestal hand basin, corner Jacuzzi bath with shower attachment, double glazed window, recess spot lighting, double radiator, double glazed window

Shower Room
White suite comprising low level WC, pedestal wash hand basin, corner shower, tiled walls, recess spot lighting, extractor fan

Garage
Detached single garage with driveway parking

External
Externally the property is set on an elevated corner plot having front garden, side lawned garden and to the rear a block paved patio area in addition to a side driveway leading to the garage and providing off street parking.

COUNCIL TAX
The Council Tax Band is Band

M I C H A E L H O D G S O N

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