



6 Acklam Avenue, Sunderland, SR2 9SH
£159,995

The Property Perspective

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We are delighted to offer for sale this modernised semi detached house located in a popular area with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom. Items of note include walk in bay window plus gas fire and surround to lounge plus French doors to the rear. there are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and family bathroom. There are 3 well proportioned bedrooms accessed from the first floor landing. There is a boarded loft with power and light plus ladder access.

The property benefits from well presented gardens with lawns and patio. There is driveway parking to the side.

Tenure - Leasehold
Term - 900 years remaining
Ground Rent - £91.58 pa.
Council tax - Band B

The property comprises.

GROUND FLOOR

Porch

With tiled floor.

Entrance Hall

With laminate flooring.

Lounge 14'2"(max) x 12'3"(max) (4.34m(max) x 3.75m(max))

Having a feature walk in bay window plus gas fire and surround plus laminate flooring and blinds.

Dining Kitchen 16'6"(max) x 9'4"(max) (5.03m(max) x 2.87m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood and fridge freezer. With recessed spot lights, laminate flooring, blinds and French doors leading to the rear garden.

Bathroom 6'2"(max) x 4'11"(max) (1.88m(max) x 1.51m(max))

Having contemporary white sanitary ware with shower and screen to bath, vanity, wall boards, floor tiling, recessed spot lights, ladder radiator and blind.

FIRST FLOOR

Landing

With carpets. access to airing cupboard.

Bedroom 1 11'10" x 10'4" (3.63m x 3.15m)

With carpets and blinds.

Bedroom 2 10'4" x 8'11" (3.17m x 2.73m)

With fitted wardrobes, carpets and blinds.

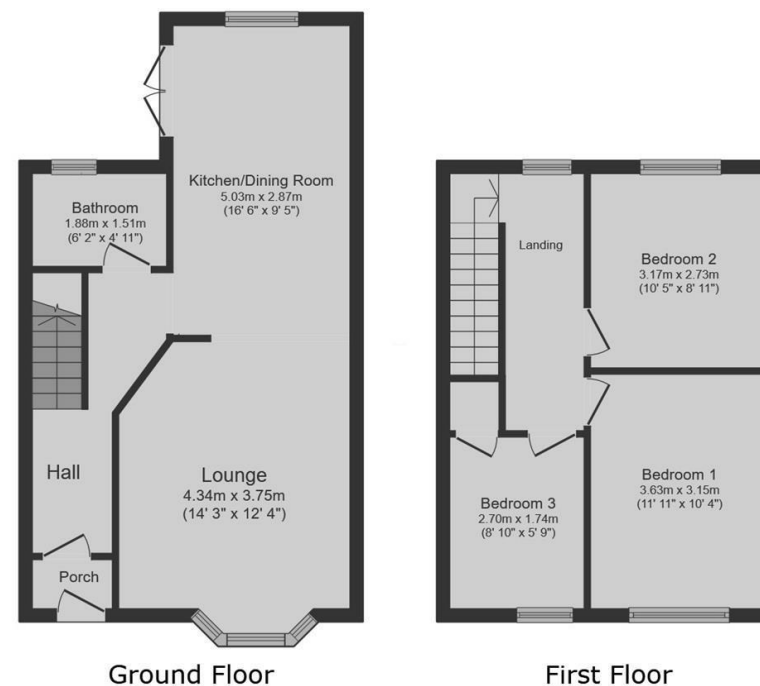
Bedroom 3 8'10" x 5'8" (2.70m x 1.74m)

With carpets and blinds.

EXTERNAL

The property benefits from well presented gardens with lawns and patio.

There is driveway parking to the side.



Total floor area: 80.3 sq.m. (864 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io