

Norman Avenue  
Sunderland  
SR3 2EH



# Norman Avenue

## £135,000

### INTRODUCTION

MOSTLY RENOVATED 3 BEDROOM SEMI-DETACHED HOME - PART OPEN PLAN TO GROUND FLOOR - NEW KITCHEN, BATHROOM, PLASTERING, JOINERY & DECOR - FULLY CARPETED THROUGHOUT & JUST NEEDS TILING IN BATHROOM - VERY SENSIBLY PRICED - NO CHAIN - GREAT OPPORTUNITY ...

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Front facing uPVC single-glazed window, double radiator, under stairs cupboard where there is gas meter, electric meter and modern recently updated electric consumer unit. Door leading off to lounge.

### LOUNGE

Spacious lounge with double radiator, front facing white uPVC double-glazed bow window. Open plan double door leading through to dining kitchen.

### DINING KITCHEN

Stretching the full width of the property to the rear, this is a fabulous part open plan space with recently installed fitted kitchen with a range of floor units in a white finish and wood-effect laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap, integrated electric oven, 4 ring induction hob, space and plumbing for a washing machine, ample space for a tall fridge/freezer if required. The return on the kitchen work surface is wide enough to create a breakfast bar style option. 2 rear facing white uPVC single-glazed windows, cupboard contains a modern Combi boiler, door leading off to WC, uPVC door leading off to external.

### W C

Toilet with low level cistern and built-in hand basin with chrome tap. Side facing white uPVC single-glazed window.

### FIRST FLOOR LANDING

Side facing white uPVC single-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM

Newly installed, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap. Extractor fan, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass.

### BEDROOM 1

Radiator, rear facing white uPVC single-glazed window rear facing. This is a good size double bedroom.

### BEDROOM 2

Radiator, front facing white uPVC double-glazed window. Built-in cupboard providing some storage. This is a good size double bedroom.

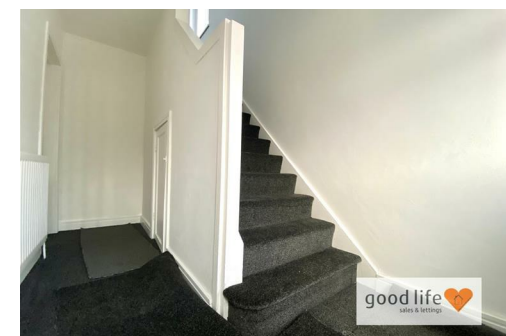
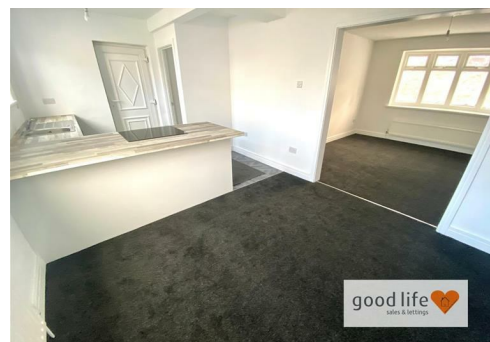
### BEDROOM 3

L-shaped, measurements taken at widest points.

Radiator, front facing white uPVC double-glazed window. Built-in cupboard providing storage and hanging space. This room would comfortably accommodate a single bed along with wardrobe and drawers.

### EXTERNALLY

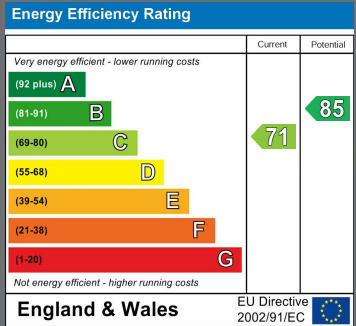
Potential driving parking to the front for at least 1 vehicle with the potential to extend further. Side door leading into back garden, lawn front garden.



Local Authority

Council Tax Band

A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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