

Shotley Avenue  
Fulwell Grange  
Sunderland  
SR5 1PS



# Shotley Avenue

£225,000

## INTRODUCTION

SPACIOUS 3 BEDROOM SEMI-DETACHED HOME - EXCELLENT RESIDENTIAL LOCATION - GOOD SIZE GARDEN PLOT WITH EAST/SOUTH ASPECT - REQUIRES SOME MODERNISATION - NO CHAIN - WALKING DISTANCE TO SEABURN METRO - ENTRY LEVEL PRICE POINT FOR LOCATION ...

## ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, small mounted cloak cupboard, wall mounted electric storage heater, understairs cupboard providing some storage and also the location of the electric meter and consumer unit. 4 doors leading off, 1 to kitchen, 1 to rear lobby, 2 to reception rooms.

## RECEPTION ROOM 1

Carpet flooring, front facing white uPVC double-glazed bay window with leaded glass, electric storage heater and additional electric fire. This is a lovely spacious formal lounge.

## RECEPTION ROOM 2

Lovely spacious second reception room, carpet flooring, electric storage heater, additional electric fire sat upon tiled fireplace with matching hearth, rear facing white uPVC double-glazed bay window with leaded glass and white uPVC double-glazed door offering views of and leaving out to the rear garden. Again, this is a lovely spacious room.

## KITCHEN

We believe this is pretty much in its original format with vinyl flooring, rear facing white uPVC double-glazed window with leaded glass, sink with hot and cold chrome taps and drainer either side built into bespoke kitchen cabinet. Electric storage heater, electric cooking point. Door leading off to small walk in pantry/utility.

## WALK IN PANTRY/UTILITY

Vinyl flooring, rear facing white uPVC double-glazed window with leaded glass.

## REAR LOBBY

Providing access to the main house and also with sliding door to garage.

## FIRST FLOOR LANDING

Electric storage heater, wooden framed single-glazed arched window with stained and leaded glass, original. 5 doors leading off, 1 to WC, 1 to bathroom, 3 to bedrooms and built in useful storage cupboard.

## BEDROOM 1

Carpet flooring, electric storage heater, front facing white uPVC double-glazed bay window with leaded glass. This is a good size double bedroom.

## BEDROOM 2

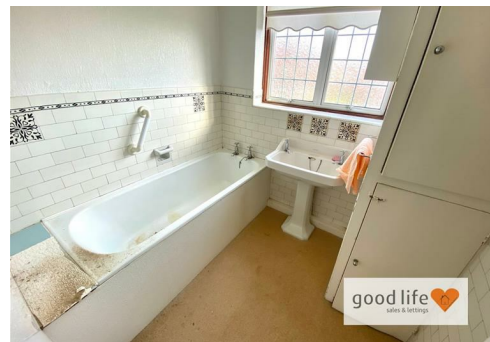
Also a good size double bedroom.

Carpet flooring, electric storage heater, rear facing white uPVC double-glazed window with leaded glass. Built in cupboard providing useful storage and hanging space.

## BEDROOM 3

Decent single bedroom.

Carpet flooring, front facing white uPVC double-glazed window with leaded glass.

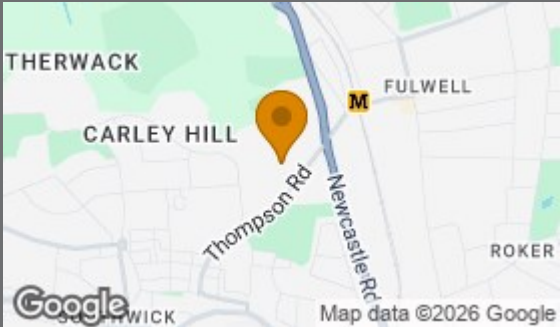




Local Authority  
Sunderland

Council Tax Band  
C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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



## Contact

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