



MICHAEL HODGSON

estate agents & chartered surveyors



WEARMOUTH AVENUE, SUNDERLAND

Offers Over £225,000

We welcome to the market this neatly presented 3/4 bed semi detached house that will not fail to impress all who view and is likely to appeal to a wide variety of purchasers. Situated on the cul-de-sac of Wearmouth Avenue just off Newcastle Road the property is ideally located for convenient access to the Metro Station, Sunderland City Centre and great transport links. Internally the accommodation benefits from gas central heating, double glazing, contemporary décor and briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Ground Floor 4th Bedroom or Reception room that was formerly the garage and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front block paved driveway and artificial grass lawn whilst to the rear is a lovely garden having a paved patio area, artificial lawn and a useful storage shed. Viewing of this lovely home is highly recommended.

Semi Detached House

3 / 4 Bedrooms

Living Room

Dining Room

Kitchen

Ground Floor 4th Bed or
Reception Room

Viewing Advised

EPC Rating: D



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Entrance Porch

Double glazed window, leading to:

Inner Hall

Stairs to the first floor

Living Room

13'9" to bay x 10'6"

The living room has a double glazed window to the front elevation, radiator, feature fireplace with electric fire, coving to ceiling, opening to:

Dining Room

14'5" to bay x 10'7"

The dining room has a double glazed box bay window to the rear elevation, radiator.

Kitchen

11'6" max x 15'2" max

The kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, plumbed for washer, double glazed window, double glazed French doors opening to the rear garden, stainless steel sink and drainer with mixer tap, wine rack, wall mounted gas central heating boiler.

Bedroom 4 / Reception Room

18'6" x 7'6"

Ground floor bedroom formerly the garage that could be used for a variety of uses, double glazed window to the front elevation, radiator, laminate floor.

First Floor

Landing, double glazed window to the side elevation.

Bedroom 1

9'11" max x 15'0" max

Front facing, double glazed bay window, laminate floor, double radiator.

Bedroom 2

9'5" x 13'6" max

Rear facing, double glazed box bay window, laminate floor, radiator.

Bedroom 3

7'0" x 7'11"

Frit facing, double glazed window, radiator, laminate floor.

Bathroom

Modern white suite comprising low level wc, pedestal basin with mixer tap, bath with rainfall style shower head over and an additional shower attachment and mixer tap, two double glazed windows, chrome towel radiator, recessed spot lighting.

Externally

Externally there is a front block paved driveway and artificial grass lawn whilst to the rear is a lovely garden having a paved patio area, artificial lawn and a useful storage shed.

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.

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

estate agents & chartered surveyors

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