



MICHAEL HODGSON

estate agents & chartered surveyors

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WAVENDON CRESCENT, SUNDERLAND

£265,000

This 3 bedroom semi detached bungalow is situated on Wavendon Crescent just off The Broadway in High Barnes. Being close to local schools, shops including Chester Road, amenities and Sunderland Royal Hospital as well as road links to Sunderland City Centre and A19. The property itself briefly comprises of Entrance Hall, Living Room/ Dining Room, Kitchen, Ground Floor Bedroom & En Suite. To the First Floor there are 2 bedrooms and Bathroom. Externally the property has a front lawned garden and paved driveway for off street parking whilst to the rear there is a lawned garden with stocked boards, door to the garage, decking area and patio area. Viewing is this property is highly recommended.

Semi Detached Bungalow	3 Bedrooms
Bathroom & Ground Floor En Suite	Living Room/ Dining Room
Garden	Garage
Must Be Viewed	EPC Rating C



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Entrance Hall
Radiator, stairs to the first floor.

Living Room/Dining Room
11'0" max x 24'11" to bay
The living/dining room has a front facing double glazed bay window, double glazed french doors to the rear, 2 radiators, feature fire place with multi fuel burner.

Kitchen
12'4" max x 15'4" max
The kitchen has a range of floor and wall units, integrated oven, electric hob with extractor over, sink and drainer, integrated washing machine, integrated dishwasher, cupboard with wall mounted gas central heating boiler, 2 radiators, double glazed window, recessed spot lighting in part, t fall rood in part, 2 velux style windows, double glazed french doors to the rear.

Bedroom
12'11" max x 9'9" max
Front facing ground floor bedroom, radiator, double glazed window.

En Suite
Suite comprising of a low level WC, wash hand basin on a vanity unit, shower, recessed spot lighting, under floor heating.

First Floor
Landing, double glazed window, loft access.

Bedroom
16'1" max x 10'11" max
Double glazed window, range of fitted wardrobes and drawers, radiator.

Bedroom
8'9" max x 12'5" max
Double glazed window, radiator, fitted wardrobes.

Bathroom
Suite comprising of a low level WC, pedestal basin, bath with shower over, towel radiator, double glazed window, recessed spot lighting, t fall roof in part, under floor heating.

Externally
Externally the property has a front lawned garden and paved driveway for off street parking whilst to the rear there is a lawned garden with stocked boarders, door to the garage, decking area and patio area.

Garage
Accessed via an electric up and over door.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
We are advised by the Vendors that the property is XX. Any prospective purchaser should clarify this with their Solicitor

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

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