



MICHAEL HODGSON

01273 506000

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estate agents & chartered surveyors



WEARHEAD DRIVE, SUNDERLAND

£129,950

This 2 Bedroom terraced house is located in the popular area of Edan Vale on Wearhead Drive. Being close to local schools, shops and amenities as well as Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Wc, Living Room, Kitchen/ Breakfast Room and to the First Floor 2 Bedrooms and Bathroom. Externally the property has a front gravelled garden whilst to the rear there is a lawned garden with decking and garden shed. Viewing of this property is highly recommended.

Terraced House
Living Room
Bathroom & Wc
Must Be Viewed

2 Bedrooms
Kitchen/ Breakfast Room
Rear Garden
EPC Rating: C



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Entrance Hall
Stairs to the first floor, radiator.

WC
Low level WC, wash hand basin, double glazed window, radiator.

Living Room
11'1" max x 13'7"
Front facing double glazed window, 2 radiators, feature fire place with electric fire.

Kitchen/Breakfast Room
8'7" max x 14'2" max
The kitchen has a range of floor and wall units, plumbed for washing machine, stainless steel sink and drainer, cupboard with wall mounted gas central heating boiler, integrated oven, gas hob with extractor over, space for a fridge/freezer, double glazed window, double glazed french doors to the rear garden, radiator, storage cupboard under the stairs.

First Floor
Landing, loft access

Bathroom
Suite comprising of a low level WC, pedestal basin, bath with shower over, double glazed window, recessed spot lighting, towel radiator.

Bedroom 1
14'2" x 11'11"
Front facing, 2 double glazed windows, radiator, 2 storage cupboards.

Bedroom 2
10'5" x 7'9"
Rear facing, double glazed window, radiator, storage cupboard.

Externally
Externally the property has a front gravelled garden whilst to the rear there is a lawned garden with decking area and garden shed.

COUNCIL TAX
The Council Tax Band is Band B.

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

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

