



MICHAEL HODGSON

estate agents & chartered surveyors

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## WESTGATE AVENUE, SUNDERLAND £190,000

This 3 bedroom semi details house is located on Westgate Road in Silksworth. Situated close to local schools shops and amenities. The property briefly comprises of Entrance Porch, Inner Hall, Kitchen/ Family Room, Living Room, Sun Room and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front paved driveway for off street parking and artificial lawn. Externally the property has a front paved driveway for off street parking and artificial lawn whilst to the rear garden there is a decking area, artificial lawn and side gate. Viewing is highly recommended.

Semi Detached House  
Living Room  
Off Street Parking  
Must Be Viewed

3 Bedrooms  
Kitchen/ Family Room  
Rear Garden  
EPC Rating: C



## WESTGATE AVENUE, SUNDERLAND

### £190,000

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#### Entrance Porch

#### Inner Hall

Stairs to the first floor, radiator, cupboard under the stairs.

#### Kitchen/Dining/Family Room

16'7" max x 30'3" max

The kitchen has a range of floor and wall units, plumbed for washer, cupboard with wall mounted gas central heating boiler, space for a range style cooker with extractor over, space for a fridge/ freezer, double glazed window to the front and rear elevation, recessed spot lighting, tiled splashback, sink and drainer with mixer tap, storage cupboard.

The dining area has 2 radiators, double glazed window, recessed spot lighting, opening to the living room and sun room.

#### Living Room

12'9" max x 13'1" max

Front facing, double glazed bay window, radiator, feature fire place with multi fuel burner.

#### Sun Room

8'7" x 7'7"

Double glazed window, t fall roof in part with velux style window, double glazed french door to the rear.

#### First Floor

landing with double glazed window, loft access.

#### Bathroom

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

#### Bedroom 1

13'3" max x 11'3" max

Front facing, double glazed window, radiator, fitted wardrobes with sliding door.

#### Bedroom 2

12'2" max x 10'4" max

Rear facing, double glazed window, radiator,

#### Bedroom 3

8'6" max x 10'0" max

Front facing, double glazed window, radiator, storage cupboard.

#### Externally

Externally the property has a front paved driveway for off street parking and artificial lawn whilst to the rear garden there is a decking area, artificial lawn and side gate.

#### COUNCIL TAX

The Council Tax Band is Band A.

#### TENURE

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

#### 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

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