



MICHAEL HODGSON

estate agents & chartered surveyors

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WAVENDON CRESCENT, SUNDERLAND £235,000

This neatly presented 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 and Ground Floor Bedroom. To the First Floor there are 2 bedrooms and Bathroom. Externally there is a front lawned garden with driveway for off street parking whilst to the rear there is a lawned garden with trees, decking area, side gate, access to the garage via an up and over door. This property must be viewed.

Semi Detached
 Living Room & Dining
 Room
 Bathroom
 Must Be Viewed

3 Bedrooms
 Kitchen
 Popular Location
 EPC Rating



WAVENDON CRESCENT, SUNDERLAND

£235,000

Entrance Hall

The Entrance Hall has stairs to the first floor, radiator, double glazed window.

Living Room

11'1" max x 13'5" max

Double glazed french doors to the rear, two radiators, double doors to the dining room.

Dining Room

11'1" x 11'5" to bay

Front facing double glazed bay window, radiator in bay.

Bedroom

10'2" max x 12'9" max

Front facing, double glazed window, radiator.

Kitchen

9'1" max x 12'8" max

The kitchen has a range of floor and wall units, plumbed for washer, cupboard with wall mounted gas central heating boiler, sink and drainer with mixer tap, integrated wine cooler, integrated oven, gas hob with extractor over, two double glazed windows, radiator, door to the rear.

First Floor

Landing, double glazed window, loft access, storage cupboard.

Bathroom

Suite comprising of a low level WC and wash hand basin on a vanity unit, bath with shower over, radiator, double glazed window, t fall roof in part.

Bedroom

11'2" max x 11'3" max

Double glazed window, radiator, t fall roof in part.

Bedroom

7'2" max x 10'11" max

T fall roof in part having a velux style window, radiator.

Externally

Externally there is a front lawned garden with driveway for off street parking whilst to the rear there is a lawned garden with trees, decking area, side gate, access to the garage via an up and over door.

Garage

Single garage accessed via an up and over door for storage use.

TENURE

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

COUNCIL TAX

The Council Tax Band is Band C.

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

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