



MICHAEL HODGSON

estate agents & chartered surveyors



WELDON AVENUE, SUNDERLAND £110,000

IN NEED OF MODERNISATION - An exciting opportunity to purchase a 3 bed send link house that requires a full scheme of modernisation both internally and externally. Situated at the head of the cul-de-sac of Weldon Avenue in Grangetown the property is ideally located for easy access to Sunderland City Centre, the A19 in addition to local shops and amenities. The property internally briefly comprises of: Entrance Hall, Living Room, Kitchen, Dining Room, Side Porch, and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden, shared side driveway leading to the garage and to the rear is a lawned garden. There is NO ONWARD CHAIN INVOLVED. Viewing is highly recommended to fully appreciate the potential on offer.

End Link House

Living Room

Kitchen

Garage & Garden

3 Bedrooms

Dining Room

In Need Of Modernisation

EPC Rating: D



WELDON AVENUE, SUNDERLAND

£110,000

Entrance Hall

Radiator, stairs to the first floor.

Living Room

13'3" max x 12'6" max

Bay window to the front elevation, radiator.

Dining Room

13'10" x 12'4"

Rear facing, radiator.

Kitchen

6'5" x 9'11"

Range of floor and wall units, stainless steel sink with mixer tap.

Side Porch

Door to the side.

First Floor

Landing

Bedroom 1

10'4" x 11'6"

First floor, double glazed window, two recessed wardrobes to both alcoves.

Bedroom 2

12'11" x 9'11"

Rear facing, radiator, double glazed window, two recessed wardrobes to two alcoves one with wall mounted gas central heating boiler.

Bedroom 3

7'11" x 7'7"

Side facing.

Bathroom

Low level WC, pedestal basin, bath.

Externally

Externally there is a front garden, shared side driveway leading to the garage and to the rear is a lawned garden.

Garage

Single prefabricated garage

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

MICHAEL HODGSON

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1. The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

0191 5657000

www.michaelhodgson.co.uk

