



MICHAEL HODGSON

estate agents & chartered surveyors



WELDON AVENUE, SUNDERLAND £110,000

IN NEED OF MODERNISATION - An exciting opportunity to purchase a 3 bed end 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
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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

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

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