



MICHAEL HODGSON

estate agents & chartered surveyors

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WESTHEATH AVENUE, SUNDERLAND

Offers In The Region Of £175,000

This end terraced 3 bedroom house is situated on Westheath Avenue in the popular area of Grangetown. Located close to local schools, shops and amenities as well as road links to Sunderland City Centre. The property itself briefly comprises of Entrance Vestibule, Living Room, Rear Vestibule, Kitchen and Bathroom. To the First Floor there are 3 bedrooms. Externally there is a front paved garden and access to the workshop. To the side of the house there is a garden with shed and to the rear there is a lawned garden with patio and outhouse and side gate. Viewing is highly recommended.

House
3 Bedrooms
Kitchen
Must Be Viewed

End Terrace
Living Room
Ground Floor Bathroom
EPC : D



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Entrance Vestibule

Stairs to the first floor, radiator, door to the workshop.

Living Room

14'3" max x 13'0" max

The living room has a front facing double glazed window, radiator, storage cupboard, feature fire place with log burner.

Rear Vesitbule

Radiator, door to the rear, opening to the kitchen.

Kitchen

12'7" max x 15'1" max

The kitchen has a range of floor and wall units, space for a double oven with extractor over, sink and drainer with mixer tap, space for a fridge freezer, central island, double glazed window, radiator.

Bathroom

Suite comprising of a low level WC, wall hung wash hand basin with drawers under, bath with shower attachment, shower, radiator, double glazed window.

First Floor

Landing, loft access.

Bedroom 1

10'8" x 10'8"

Front facing, double glazed window, radiator, storage cupboard, wardrobe with shelving and sliding doors.

Bedroom 2

12'7" max x 8'1" max

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

Bedroom 3

9'1" x 8'0"

Rear facing, double glazed window, radiator.

Externally

Externally there is a front paved garden and access to the workshop.

To the side of the house there is a garden with shed and to the rear there is a lawned garden with patio and outhouse and side gate.

Workshop

Accessed via an electric roller shutter, double glazed window, wall mounted gas central heating boiler.

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

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

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