







Tenure: Leasehold

Weardale Avenue, Sunderland

- Three Bedroom
- One Living Room
- EPC: C

- Two Bathroom
- One Dining Room



Weardale Avenue,

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * SOUTH BENTS * THREE BEDROOM SEMI * REAR VIEWS OF OPEN FIELDS * GARAGE * DRIVEWAY * CLOSE TO COAST & AMENITIES * COUNCIL TAX BAND - D * EPC - C *

An opportunity to purchase a three bedroom semi detached property on the sought after residential area of South Bents.

Seaburn sea front offers a growing number of amenities with a number of bars, restaurant and cafes as well as beautiful coastal scenery.

Highly regarded schools are nearby as well as transport links to the city centre and beyond.

The property itself has been well maintained by the current owner but would benefit from a little updating. Many of the properties on Weardale Avenue have been extended to provide more living space and additional bedrooms and this would certainly be an option. (Subject to the usual planning constraints and permission).

One of the particular features of this property is the rear garden which faces onto open fields. It also has a westerly aspect ensuring plenty of sunshine.

Briefly comprising -

Entrance Porch

Hallway

Shower Room

Living Room

Dining Room

Kitchen

Three Bedrooms

Family Bathroom

Garage

Rear Garden













Approximate total area⁽¹⁾

1273.73 ft² 118.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 0191 594 7788 Email:

sunderland@hunters.com https://www.hunters.com

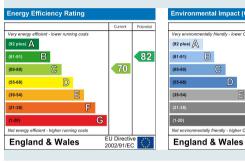




Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

