



MICHAEL HODGSON

MICHAEL HODGSON

estate agents & chartered surveyors



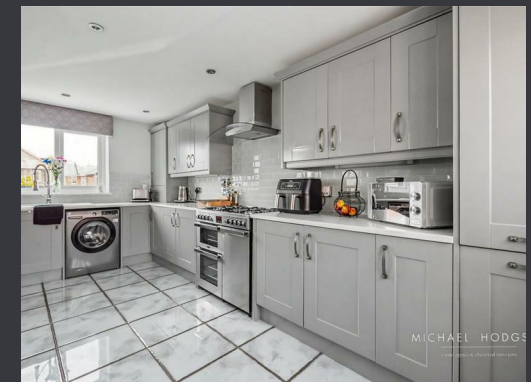
WESTGATE AVENUE, SUNDERLAND

£195,000

This 3 bedroom semi detached house is located on Westgate Road in Silksworth situated close to local schools shops and amenities. The property briefly comprises of Entrance Porch, Inner Hall, Kitchen/ Family Room, Living Room, Sun Room and to the First Floor 3 Bedrooms and Bathroom. Externally the property has a front paved driveway for off street parking and artificial lawn. Externally the property has a front paved driveway for off street parking and artificial lawn whilst to the rear garden there is a decking area, artificial lawn and side gate. Viewing is highly recommended.

Semi Detached House
Living Room
Off Street Parking
Must Be Viewed

3 Bedrooms
Kitchen/ Family Room
Rear Garden
EPC Rating: C



WESTGATE AVENUE, SUNDERLAND

£195,000

Entrance Porch

Inner Hall

Stairs to the first floor, radiator, cupboard under the stairs.

Kitchen/Dining/Family Room

16'7" max x 30'3" max

The kitchen has a range of floor and wall units, plumbed for washer, cupboard with wall mounted gas central heating boiler, space for a range style cooker with extractor over, space for a fridge/ freezer, double glazed window to the front and rear elevation, recessed spot lighting, tiled splashback, sink and drainer with mixer tap, storage cupboard.

The dining area has 2 radiators, double glazed window, recessed spot lighting, opening to the living room and sun room.

Living Room

12'9" max x 13'1" max

Front facing, double glazed bay window, radiator, feature fire place with multi fuel burner.

Sun Room

8'7" x 7'7"

Double glazed window, t fall roof in part with velux style window, double glazed french door to the rear.

First Floor

landing with double glazed window, loft access.

Bathroom

Suite comprising of a low level WC, wash hand basin, bath with shower over, double glazed window, radiator, recessed spot lighting.

Bedroom 1

13'3" max x 11'3" max

Front facing, double glazed window, radiator, fitted wardrobes with sliding door.

Bedroom 2

12'2" max x 10'4" max

Rear facing, double glazed window, radiator,

Bedroom 3

8'6" max x 10'0" max

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

Externally

Externally the property has a front paved driveway for off street parking and artificial lawn whilst to the rear garden there is a decking area, artificial lawn and side gate.

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

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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

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

