



MICHAEL HODGSON

estate agents & chartered surveyors



WELDON AVENUE, SUNDERLAND

£199,950

We welcome to the market this superb 3 bed end link house 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, Dining Room, Conservatory, Kitchen / Breakfast Room and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front driveway and to the rear a generous garden having and block paved patio area, well stocked borders and lawn in addition to a garage to the rear of the rear garden. There is NO ONWARD CHAIN INVOLVED. Viewing is highly recommended to fully appreciate the home, location and potential on offer.

End Link House

3 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Garage & Gardens

No Chain Involved

EPC Rating: TBC



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Entrance Hall

Double glazed window, double radiator, stairs to the first floor

Dining Room

13'4" to bay x 12'4"

Front facing, double glazed bay window, double radiator, opening to:

Living Room

12'5" x 12'6"

Feature fireplace with gas fire, radiator, double glazed patio door to the conservatory

Conservatory

9'6" x 9'5"

Timber framed double glazed windows and timber framed French doors to the garden

Kitchen / Breakfast Room

13'6" x 14'11"

The kitchen. has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, tiled floor, double radiator, wall mounted gas boiler, two double glazed window, double glazed French doors to the garden, RangeMaster cooker

First Floor

Landing, loft access

Shower Room

White suite comprising low level WC, pedestal basin with mixer tap, walk in shower with electric shower, double glazed window, towel radiator

Bedroom 1

12'7" x 10'5"

Rear facing, double glazed window, radiator

Bedroom 2

11'0" x 11'5"

Front facing, double glazed window, radiator

Bedroom 3

Front facing, double glazed window, radiator

External

Externally there is a front driveway and to the rear a generous garden having and block paved patio area, well stocked borders and lawn in addition to a garage to the rear of the rear garden.

Garage

Prefabricated detached style garage to the rear of the garden

TENURE

We are advised by the Vendors that the property is Freehold but the land in this title is subject to a perpetual yearly rentcharge. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band

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

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

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