



MICHAEL HODGSON

estate agents & chartered surveyors



WESTHEATH AVENUE, SUNDERLAND

£160,000

We offer to the market this semi detached 3 bedroom house is situated on Westheath Avenue in the popular area of Hill View. Located close to local schools, shops and amenities as well as road links to Sunderland City Centre. The property itself briefly comprise Entrance Hall, Living Room, Kitchen/ Dining Room, Sitting Room, Utility, Shower Room and to the First Floor 3 Bedrooms and Bathroom. Externally there is a front block paved driveway for off street parking whilst to the rear there is a decking area with steps leading to a lawned garden. Must Be Viewed

Semi Detached House
Living Room
Bathroom
Must Be Viewed

3 Bedrooms
Kitchen/ Dining Room
Popular Location
EPC Rating



WESTHEATH AVENUE, SUNDERLAND

£160,000

Entrance Hall

The entrance has stairs to the first floor, radiator.

Living Room

14'5" 6'6" x 10'0"

Front facing living room having a double glazed window, radiator, feature gas fire, opening to kitchen/Dining room.

Kitchen/Dining Room

10'3" max x 21'5" max

The kitchen has a range of floor and wall units, plumbed for washing machine, space for a dryer, integrated oven, gas hob, with extractor over, two radiators, opening to living room, two radiators.

Sitting Room

9'3" max x 20'0" max

Front facing, double glazed window, radiator.

Utility

10'5" x 5'6"

Floor units, cupboard with wall mounted gas central heating boiler, double glazed window, double glazed door to the rear.

Shower Room

Suite comprising of a low level WC, pedestal basin, shower, towel radiator.

First Floor

Landing, loft access, double glazed window.

Bedroom 1

13'5" max x 9'7" max

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

Bedroom 2

11'0" max x 10'3" max

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

Bedroom 3

10'10" max x 7'10" max

Front facing, double glazed window, radiator.

Bathroom

Suite comprising of a low level wC, pedestal basin, bath with shower over, double glazed window, towel radiator.

Externally

Externally there is a front block paved driveway for off street parking whilst to the rear there is a decking area with steps leading to a lawned garden.

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

estate agents & chartered surveyors

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