



16 Woodville Crescent, High Barnes, Sunderland, Tyne & Wear, SR4 8QY

£185,000

THOMAS WATSON

Estate Agents

An attractive modernised two bedroom semi detached bungalow situated in this extremely popular residential location close to all amenities. The property benefits from gas central heating, UPVC double glazed windows and good decorative order throughout. Comprising hallway, large living room with marble fireplace, fully fitted kitchen/dinette with oven and hob, two double bedrooms, refitted shower room/WC Detached garage and easily managed gardens to three sides. We urge early inspection to avoid disappointment.



ACCOMMODATION COMPRISES GROUND FLOOR

HALLWAY

Central heating radiator.

LIVING ROOM 3.61 x 5.91 (11'10" x 19'5")

Central heating radiator. Marble fireplace with fitted gas fire. Coved ceiling.



LIVING ROOM



KITCHEN/DINETTE 3.1 x 5.49 (10'2" x 18'0")

Range of fitted wall, floor units and work surfaces. Sink unit and single drainer. Electric oven and electric hob with cooker hood. Double Central heating radiator. Storage cupboard. Main



KITCHEN/DINETTE



KITCHEN/DINETTE



BEDROOM 1 (front) 4.34 x 3.36 (14'3" x 11'0")

Central heating radiator. Mirror fronted fitted wardrobes.



BEDROOM 2 (front) 3.15 x 3.32 (10'4" x 10'11")

Central heating radiator.



SHOWER ROOM/WC 2.13 x 2.09 (7'0" x 6'10")

Suite comprising shower cubicle with plumbed in shower, pedestal wash hand basin and low level WC. PVC clad walls and ceiling. Chrome heated towel rail.



EXTERNAL

Detached brick garage with driveway. Pleasant easily managed lawned gardens to front, side and rear.

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