



MICHAEL HODGSON

estate agents & chartered surveyors





# WESTHEATH AVENUE, SUNDERLAND

## £129,950

An immaculately presented and extended 3 bed house situated on Westheath Avenue in Grangetown that must be viewed to be fully appreciated having been meticulously improved and modernised by the current owners and will not fail to impress. The property benefits from gas central heating, double glazing, contemporary decor, a fantastic kitchen and bathroom and briefly comprises of: Entrance Hall, Living Room, Kitchen that opens to a Dining / Sitting Room with bi folding doors opening to the garden, Bathroom and to the First Floor 3 Bedrooms. Externally there is a front double width block paved driveway providing off street parking whilst to the rear a lovely garden having paved patio area, lawn and detached shed / store. Westheath Avenue offers an excellent and sought after location providing convenient access to shops, schools and amenities as well as transport links to Sunderland City Centre. Viewing is highly recommended to fully appreciate the space, home and location on offer.

House	Extended
3 Bedrooms	Living Room
Kitchen / Family Room	Superb Home
Viewing Advised	EPC Rating: TBC



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### Entrance Hall

Radiator, stairs to the first floor

### Living Room

12'0" x 13'1"

The living room has two double glazed windows, double radiator

### Kitchen

9'2" x 10'4"

The kitchen has a comprehensive range of floor and wall units, granite worktops, tiled floor with under floor heating, gas hob with extractor over, double oven, microwave oven, integrated fridge, freezer and washing machine, sink and drainer, opening to;

### Family Room / Dining Room

12'5" x 9'10"

A superb open plan family room / dining room have a double glazed lantern light, under floor heating, recess spot lighting, bi folding doors opening to the rear garden.

### Bathroom

Modern white suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, bath with shower over and mixer tap, tiled floor, under floor heating, double glazed window

### First Floor

Landing, double glazed window

### Bedroom 1

13'10" x 11'9"

Rear facing, double glazed window, double radiator

### Bedroom 2

8'5" x 11'9"

Rear facing, double glazed window, radiator, cupboard with wall mounted boiler, loft access

### Bedroom 3

9'8" x 8'2"

Font facing, double glazed window, radiator

### Loft

Accessed via ladders from the landing

### External

Externally there is a front double width block paved driveway providing off street parking whilst to the rear a lovely garden having paved patio area, lawn and detached shed / store.

### 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.

### VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

### ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

# M I C H A E L   H O D G S O N

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