



71 Wearhead Drive, Eden Vale, Sunderland, Tyne & Wear, SR4 7LW

£139,950

**THOMAS WATSON**

Estate Agents

A superb fully improved 3 bedroom end terraced house providing excellent accommodation for the family or first time buyer. The property is conveniently located close to the City centre and all local amenities. The property benefits from UPVC double glazing and full gas central heating. The property comprises hallway, cloaks/WC, living room, fully fitted refitted kitchen/dining room with double glazed french doors leading to rear garden. 3 first floor bedrooms, refitted bathroom /WC. driveway to front and pleasant gardens to front and rear. A superb home.



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### HALLWAY

Staircase off.



#### CLOAKS/WC

Central heating radiator. Suite comprising wash hand basin and low level WC.



#### LIVING ROOM 3.82 x 4.05 (12'6" x 13'3")

Central heating radiator. Double doors leading to kitchen.



#### LIVING ROOM



#### KITCHEN/BREAKFAST ROOM 4.78 x 2.75 (15'8" x 9'0")

Range of fully refitted wall, floor units and work surfaces. Sink unit and drainer. Storage cupboard. Laminate flooring. Electric oven and electric hob. Double glazed french doors leading to rear garden.



#### KITCHEN/BREAKFAST ROOM



#### FIRST FLOOR

#### LANDING

**BEDROOM 1 (rear) 2.99 x 3.17 (+ wardrobes)  
(9'10" x 10'5" (+wardrobes))**

Central heating radiator. Range of fitted wardrobes.



**BEDROOM 2 (front) 2.07 x 3.05 (6'9" x 10'0")**

Central heating radiator.



**BEDROOM 3 (front) 2.13 x 2.65 (7'0" x 8'8")**

Central heating radiator.. Storage cupboard.



**BATHROOM/WC 2.02 x 1.68 (6'8" x 5'6")**

Chrome heated towel rail. Modern refitted suite comprising panelled bath with plumbed in shower and drencher, wash hand basin in vanity unit and low level WC. Part tiles walls.



**BATHROOM/WC**



**EXTERNAL**

Gardens to front and rear with lawns, shrubs, patio, decking and fencing.



**Disclaimer**

Thomas Watson Ltd for themselves and for the vendor/vendors of this property give notice that: These particulars do not constitute any part of an offer or contract. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these particulars. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Neither Thomas Watson Ltd nor any person in their employment has authority to make or give any representation or warranty what so ever in relation to this property. We have not tested the services or any equipment or appliances in this property. Accordingly as with all information provided, we strongly recommend prospective buyers to commission their own survey or report before finalising their offer to purchase. Measurements have been taken with a laser tape measure. Room sizes are approximate and are only intended for use as general guidance. Tenure, service charges and ground rent (where applicable) are given as a guide only, and should be checked and verified by your solicitor prior to a legal commitment to purchase. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

45 Frederick Street, Sunderland, Tyne & Wear, SR1 1NF

T: 0191 514 2020

sales@thomaswatsonestateagents.co.uk

www.thomaswatsonestateagents.co.uk



**THOMAS WATSON**

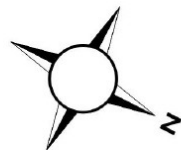
**Estate Agents**

**THOMAS WATSON**

Estate Agents

**Ground Floor**

Approx. 376.9 sq. feet



**First Floor**

Approx. 369.5 sq. feet

