



49 Weardale Avenue

South Bents Sunderland, SR6 8AS

£315,000



In an enviable location close to the fantastic Seaburn coastline and with a West aspect to the rear over looking fields, we are delighted to offer this three bedroom Semi Detached Home offering super scope to the incoming buyer to create a forever home. There is gas cntral heating, double glazing and no onward chain, with the accommodation comprising of a hall, lounge diner, kitchen and side utility space with cloaks WC and access to the garage. The three bedrooms are served by a shower room. The gardens are a great size and offer the scope to extend (subject to permissions) creating a super spacious proposition. Viewing a must.



Entrance lobby
Through to

Entrance hall
With stairs to the first floor, built in cupboard, radiator

Lounge diner 20'8" x 11'11" (6.32 x 3.64)
Feature fire surround, two radiators

Kitchen 11'5" x 8'4" (3.48 x 2.55)
Wall cupboards and base units housing a sink unit, radiator, door through to

Rear Utility hall
A long side hall from front to rear and having a built in cupbaord and access to the garage. There is plumbing for a washer

Cloaks WC
Wash basin and WC

First floor
Landing with loft access

Bedroom 1 12'3" x 11'11" (3.74 x 3.65)
Set to the rear with great views over fields, built in wardrobes, radiator

Bedroom 2 11'11" x 10'6" (3.65 x 3.22)
Built in wardrobes, radiator

Bedroom 3 8'6" x 6'10" (2.61 x 2.10)
Radiator

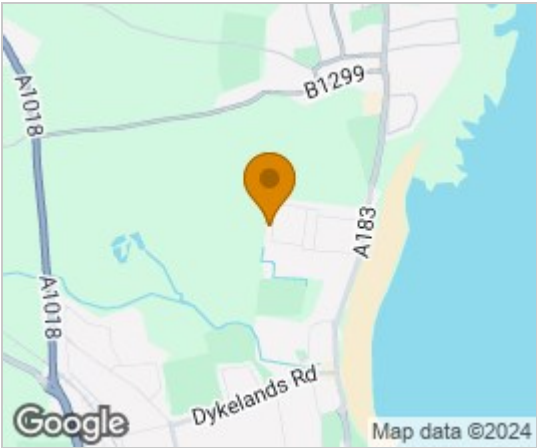
Shower room 9'0" x 8'5" (2.76 x 2.58)
A light and bright shower room with a shower enclosure with electric shower, wash basin and WC, half tiled walls and a radiator

Garage 18'0" x 8'7" (5.51 x 2.64)
With up and over door and courtesy door with access to the side hall and the house

External
Front drive for off street parking and the front garden. The rear has a super West aspect lawned garden overlooking fields and has an external tap.

Note
Leasehold Title, 999 years from 1959, Ground Rent £15 per annum. Council Tax Band C. Mains Services Connected. Flood Risk none. Broadband Basic 17 Mbps, Superfast 56 Mbps, Ultrafast 1139 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage Vodafone likely, O2, Three and EE limited.

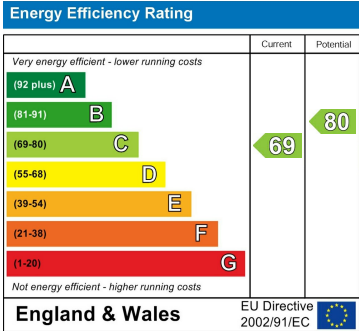
Area Map



Floor Plans



Energy Efficiency Graph



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