



## 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 overlooking 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 central 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 cupboard 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

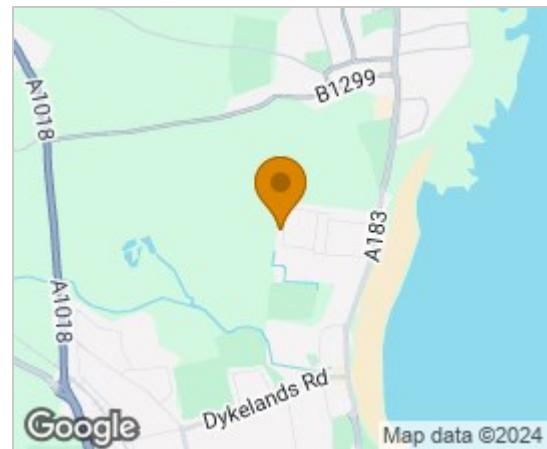
## External

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.

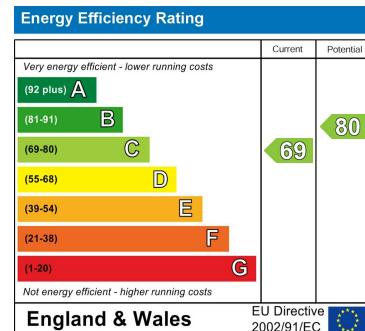
## Area Map



## Floor Plans



## Energy Efficiency Graph



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