



Woodvale Drive, Hebburn

Asking Price £329,950



Tenure: Freehold



Woodvale Drive, Hebburn

DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * TWO BEDROOM BUNGALOW * GARDEN * DRIVEWAY * NO ONWARD CHAIN * COUNCIL TAX BAND - C * EPC RATING D *

Nestled in the sought-after Woodvale Drive of Hebburn, this charming semi-detached bungalow offers a delightful one-level living experience. Boasting two bedrooms, fitted kitchen, two inviting reception rooms, and a modern shower room, this property is perfect for those seeking comfort and convenience.

The interior features a spacious lounge, ideal for relaxing or entertaining guests, while the conservatory provides a lovely spot to enjoy the natural light and views of the garden. With gas central heating and double glazing, this home ensures warmth and energy efficiency all year round.

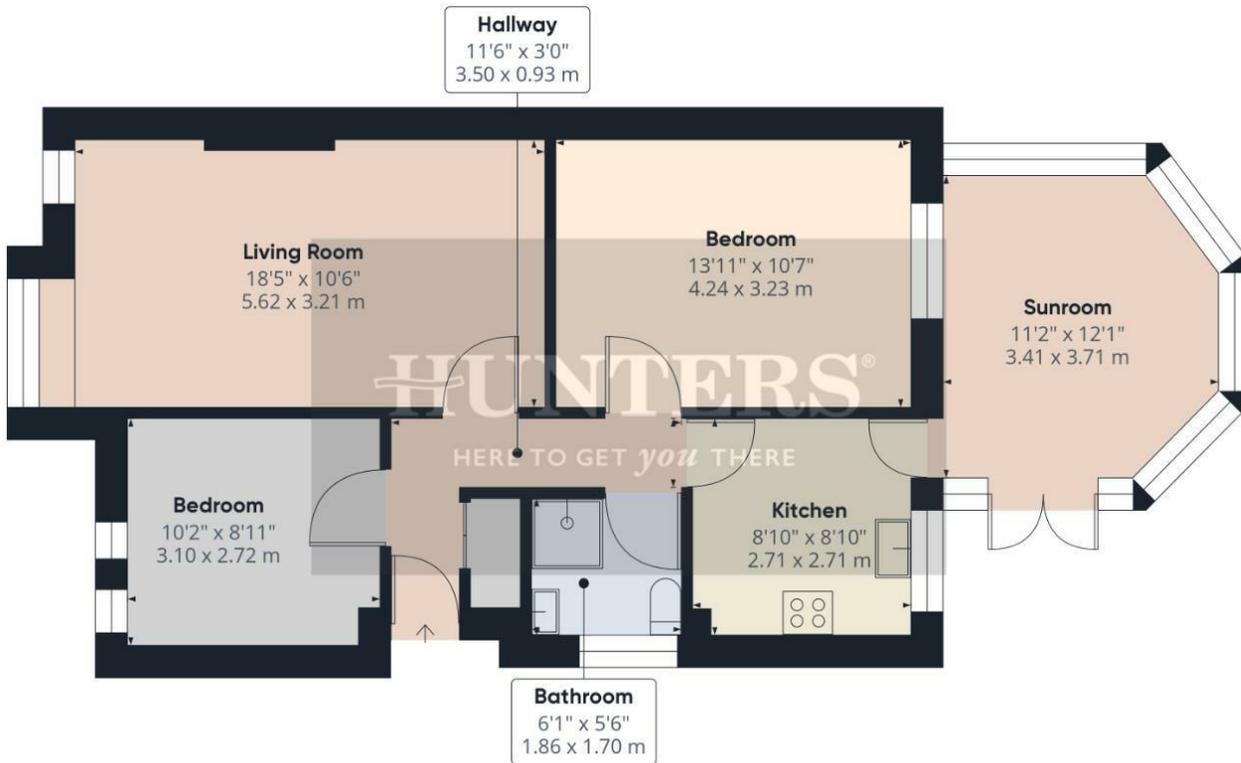
Situated in an excellent location near a variety of shops, this property also benefits from easy access to bus routes and the Metro station, making commuting a breeze.

With an extensive driveway offering ample parking space and well maintained gardens with storage shed the external aspect does not disappoint.

In conclusion, this property on Woodvale Drive presents a fantastic opportunity for a comfortable and convenient lifestyle in a desirable location.

Viewing is highly recommended to fully appreciate all that this home has to offer.





Approximate total area⁽¹⁾
747.34 ft²
69.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		65			81

England & Wales EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

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