**Weardale Avenue**, South Bents, Sunderland

£285,000

This popular style family size three bedroom semi situated on the highly fashionable South Bents estate set midway between Seaburn and Whitburn; is beautifully appointed throughout with tasteful intern decor and has a wonderful ready to move into feel.
Comprising entrance porch, reception hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom, the property benefits from gas central heating, UPVC double glazing and a floored loft. Externally there are lawned gardens to the front with a double drive, wide garage to the side with work benches and brick store and to the rear spacious landscaped gardens with attractive lawns and patio seating areas, ideal for alfresco dining.
Just a short walk from Sunderland's wonderful coastline and award winning Blue Flag beaches, this delightful home is guaranteed to course a frenzy and immediate internal inspection is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
UPVC double glazed sliding patio door to

**Entrance Porch**
Tiled floor, double glazed Composite door and UPVC double glazed side window lead through to

**Reception Hall**
Single radiator and LED downlights to ceiling, understairs storage cupboard.

**Lounge 13'0 x 14'7**
UPVC double glazed window to front, cast iron wood burning stove, LED downlights, halogen downlights to ceiling, double radiator.

**Dining Room 10'11 x 11'0**
UPVC double glazed window to rear, double radiator, LED downlights to ceiling, coved cornicing.

**Kitchen 9'0 x 13'6**
Maximum depth into bay window, selection of base and eye level units with stone coloured working surfaces incorporating stainless steel single drainer sink unit with pedestal mixer tap, integrated appliances include a Stoves electric hob, microwave oven, split level double electric oven, fridge and freezer. Space and plumbing for a dishwasher. Tiled splashbacks, LED downlights to ceiling, double radiator, tile effect vinyl flooring. Interconnecting door to garage.

**First Floor Landing**
UPVC double glazed window to side, access point to floored loft via folding timber ladders, LED downlights.

**Bedroom 1 (front) 12'3 x 13'10**
LED downlights, UPVC double glazed window to front, single radiator.

**Bedroom 2 (rear) 11'9 x 12'2**
LED downlights to ceiling, UPVC double glazed window to rear, single radiator.

**Bedroom 3 (front) 7'9 x 9'9**
UPVC double glazed window to front, single radiator, built in cupboard with fitted shelving.

**Bathroom 7'7 x 8'5**
WC with concealed cistern, wall mounted washbasin vanity unit with drawers under, double ended free standing bath with free mounted pedestal tap and shower, and separate walk in shower enclosure - white suite with tiled walls, tiled floor with under floor heating, wall mounted extractor unit, LED downlights to ceiling, UPVC double glazed window to side, ladder design wall mounted heated towel rail.

**Outside**
Lawned gardens to the front with a college set double drive providing access to attached brick garage. Landscaped gardens to the rear with manicured lawns and a large patio seating area which receives sunshine all day long, timber shed, external cold water supply, space at the side with a single gate providing access from the rear gardens to the front.

**Garage 12'5 x 22'0**
Remote control electric retractable door, fitted work benches, space for American style fridge freeze, plumbing for fridge freezer, space for tumble dryer, wall mounted Worcester Bosh gas combination boiler serving hot water and radiators. Electric distribution board, large brick store with fitted shelving and lighting, UPVC double glazed window to side and door providing access out into the rear gardens.

**Council Tax Band**
We have been advised by our Clients this property is Council Tax Band D and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

**Tenure Freehold**
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

**Important Notice Part 1**
Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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**Important Notice Part 2**
All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
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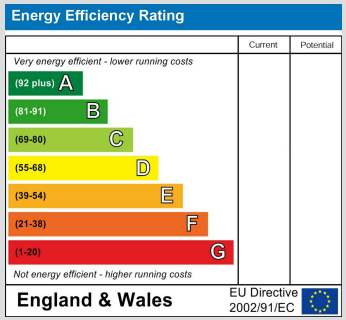
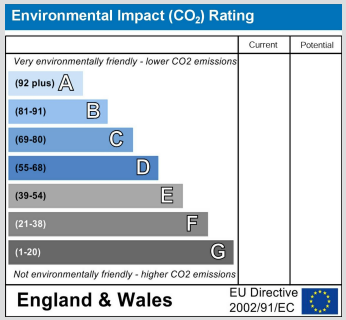
**Sea Road Viewings**
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

**Opening Times**
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

**Ombudsman**
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.