# Weldon Avenue

Grangetown

Sunderland

SR2 9QB









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# Weldon Avenue

## Offers In The Region Of £169,950

**INTRODUCTION**

3 BEDROOM MID LINK HOME - FULLY CONVERTED LOFT ROOM WITH FIXED STAIRCASE - HUGE SOUTH FACING REAR GARDEN PLOT - 2 RECEPTION ROOMS - NO CHAIN - TERRIFIC LOCATION CENTRAL GRANGETOWN ...

**ENTRANCE HALL**

Entrance via white uPVC double-glazed door. Carpet flooring, radiator, built in cupboard housing the fuse box, front facing original wood framed single-glazed leaded stained-glass window, staircase leading to first floor. Partially-glazed door leading to kitchen, partially-glazed door leading to lounge.

**LOUNGE**

13'6 x 13'6

Measurements taken into bay.

Carpet flooring, 2 double radiators, front facing white uPVC double-glazed bay window with Georgian style window bars, 1920's style fireplace with tiled inset and hearth.

**KITCHEN**

11'0 x 6'10

Tiled flooring, modern fitted kitchen with a range of wall and floor units in a cream finish with complementary laminate work surface, ceramic sink with bowl and a half, single drainer and Monobloc tap, integrated double electric oven, 4 ring gas and feature extractor chimney in stainless steel finish, integrated fridge, under bench space and plumbing for a washing machine, white uPVC double-glazed window and door leading out to the rear garden, door leading off to reception room 2.

**RECEPTION ROOM 2**

11'6 x 11'0

Carpet flooring, 2 double radiators, white uPVC double-glazed bow window with rear facing views over garden, built in cupboard either side of the chimney breast, 1 of which contains the combi boiler.

**FIRST FLOOR LANDING**

4 doors leading off, 3 to bedrooms and 1 to bathroom.

**BATHROOM**
7'10 x 6'0
Spacious bathroom.
Tiled flooring, double radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom comprising of toilet with low level cistern, bidet with chrome tap, sink with single pedestal and chrome tap, bath with panel, showerhead attachment. The walls are completely tiled in ceramic tile with decorative border. Loft hatch.

**BEDROOM 1**
11'0 x 10'6
Carpet flooring, radiator, front facing white uPVC double-glazed window with Georgian style bars, fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a double bedroom.

**BEDROOM 2**
11'2 x 11'2
Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes providing a good degree of storage and hanging space.

**BEDROOM 3**
8'0 x 7'5
Single bedroom.
Carpet flooring, radiator, front facing white uPVC double-glazed window with Georgian style bars. Fixed staircase has been put into this bedroom creating access to a full-size loft room.

**LOFT ROOM**
18'9 x 11'4
18'9 x 11'4 minimum.
2 double radiators, electric sockets and lighting, separate RCD, 4 wooden framed double-glazed roof windows, electric lighting, natural wood flooring, fixed access leading into. Please note, that this loft conversion was done a number of years ago and whilst we cant be sure it had planning or building regulations approval, it appears on the face it, to have been done very professionally. Although, potential purchasers should satisfy their own minds in what way they deem appropriate. For the purposes of the property description, we are classing the original 3rd bedroom as a 3rd bedroom, and this wonderful loft space simply as loft space accessed via fixed staircase.

**EXTERNALLY**
On street parking to the front. Low maintenance front garden.

The property benefits from a very large rear garden plot which is some of the largest in the area comprising paved patio to the rear immediately adjacent to the kitchen door, area of lawn and further paving. To the bottom of the garden is a breeze block building garage and direct access to the rear lane. The garden is south facing and has huge potential. Many of the properties have extensions and or double garages along this particular stretch.









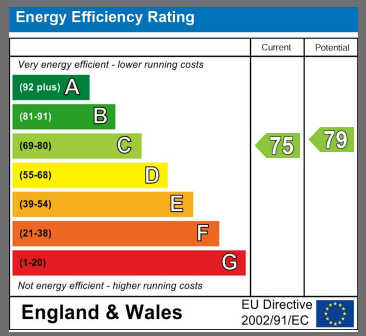






## Local Authority
Sunderland

## Council Tax Band
B







**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements







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