

Westheath Avenue  
Grangetown  
Sunderland  
SR2 9NR



# Westheath Avenue

£109,995

## INTRODUCTION

3 DOUBLE BED MID TERRACED HOME - GOOD SOUGHT AFTER LOCATION - REPRESENTING EXCELLENT VALUE - NO CHAIN - BEEN IN SAME FAMILY OWNERSHIP FOR MANY YEARS ...

## ENTRANCE HALL

Laminate wood effect flooring, single radiator, carpeted stairs to first floor, alarm key pad, door leading off to lounge.

## LOUNGE

Measurements taken at widest points.

Carpet flooring, single radiator, front facing white uPVC double glazed window with pleasant views, cupboard utilising space under the stairs providing storage, door leading off to breakfasting kitchen.

## BREAKFASTING KITCHEN

Vinyl flooring, single radiator, 2 rear facing white uPVC double glazed windows, white uPVC double glazed door leading out to rear garden. Modern fitted kitchen with a range of floor and wall units in a medium wood effect finish with contrasting laminate work surfaces, stainless steel sink with single bowl, single drainer and matching Monobloc tap, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish. Space and plumbing for a washing machine, space for tall fridge/freezer. At one of the end of the kitchen is a breakfast bar, equally there is sufficient space for a dining table and chairs. Built-in cupboard containing central heating boiler which provides heating and hot water for the property.

## FIRST FLOOR LANDING

Enlarged loft access with pull down ladder, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BEDROOM 1

Measurements do not include depth of fitted wardrobe.

Carpet flooring, single radiator, white uPVC double glazed window with pleasant views over garden and neighbouring gardens. Professionally installed fitted wardrobes to one wall providing a good degree storage and hanging space.

## BEDROOM 2

Carpet flooring, single radiator, front facing white uPVC double glazed window with pleasant views.

## BATHROOM

Ceramic tile flooring, single radiator, front facing white uPVC double glazed window with privacy glass. Modern white bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps, glass shower screen over and shower fed main hot water system. The area around the bath is finished in a stone effect ceramic tile.

## BEDROOM 3

Carpet flooring, single radiator, rear facing white uPVC double glazed window with pleasant views

## EXTERNALLY

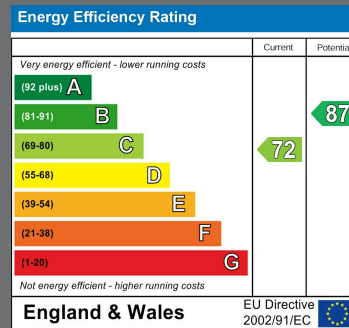
To the front there is a lawn, shared archway leading to rear garden. Pathway leading to white uPVC double glazed door.

The property has a superb sized rear garden with a large area laid to lawn, paved patio area immediately adjacent to the house, perimeter fencing providing a degree of privacy. The rear garden is well positioned to enjoy sunshine for the majority of the day weather permitting.



Local Authority  
Sunderland

Council Tax Band  
A



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



## Contact

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