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NETHERBURN ROAD, SUNDERLAND £184,950

This neatly presented 3 bedroomed mid link house will not fail to impress all who view and is likely to appeal to a wide variety of purchasers. The property is located on Netherburn Road in Monkwearmouth being close to Sunderland City Centre, shops, amenities and transport links. The internal accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen, Utility Area, WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front paved driveway for offer street parking whilst to the rear a lovely garden having a paved patio area, lawn and a versatile covered outdoor seating area. Viewing is highly recommended.

Terraced House
Living Room
Rear Garden
Must Be Viewed

3 Bedrooms
Kitchen & Utility Area
Popular Location
EPC Rating : C



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Entrance Vestibule
Stairs to the first floor.

Living Room
15'6" max x 14'4" max
The living room has a front facing double glazed window, storage cupboard, radiator.

Kitchen
8'8" max x 13'11" max
The kitchen has a range of floor and wall units, integrated oven, electric hob with extractor over, sink with mixer tap, recessed spot lighting, radiator, double glazed french door to the rear.

Utility Area
4'5" max x 4'7" max
Radiator, space for a freestanding fridge/freezer, plumbed for washer.

WC
WC and wash hand basin on a vanity unit, towel radiator, double glazed window.

First Floor
Landing, loft access, radiator.

Bathroom
Suite comprising of a low level WC, wash hand basin on a vanity unit, free standing bath, recessed spot lighting, towel radiator, double glazed window, shower.

Bedroom
11'3" max x 11'5" max
Front facing, double glazed window, radiator.

Bedroom
12'1" x 8'2"
Rear facing, double glazed window, radiator.

Bedroom
10'4" x 8'9"
Double glazed window, radiator.

Externally
Externally the property has a front paved driveway for off street parking. To the rear there is a lawned garden, patio area and side gate.

COUNCIL TAX
The Council Tax Band is Band A.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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