Rotherham Road, Redhouse, Sunderland

£129,950

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Without doubt one of the finest examples of its kind currently on the market for sale in Redhouse, this stunning larger style four person two bedroom and two reception room semi detached home with exquisite Japanese themed gardens to the rear, offers a rare opportunity to those first time buyers looking for something special.

The Turnkey living space comprises reception hall, lounge with media wall, dining room, kitchen, utility, two double sized bedrooms and bathroom at first floor level whilst features of note include gas central heating, UPVC double glazing, a drive to the front and secluded mature gardens to the rear which can only be fully appreciated on viewing. Central to the City centre, A19 and coast, this wonderful home is something quite special!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Lobby
Inner UPVC door to hallway.

Hallway

Stairs to first floor with storage under, radiator and double glazed window to side.

Lounge 10'5" x 10'1"

Double glazed bay window to front, electric fire and radiator. Open plan to dining room.

Dining Room 8'9" x 8'9"

UPVC double glazed door to rear.

Kitchen 8'10" x 8'8"

Range of wall and base units with work surfaces over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for washing machine and fridge freezer. Double glazed window to rear and radiator.

Utility 7'8" x 6'4"

Space for tumble dryer, double glazed window to front, radiator and storage cupboard. UPVC door to rear.

First Floor Landing
Access point to loft and double glazed window to side.

Bedroom 1 13'4" x 10'5"

Double glazed window to front, radiator, built in wardrobes and storage cupboard.

Bedroom 2 11'5" x 9'0"

Double glazed window to rear and radiator.

Bathroom

Low level WC, washbasin and bath with shower over, double glazed window to rear and chrome heated towel rail.

MAIN ROOMS AND DIMENSIONS

Outside

Garden to front with block paved driveway providing off street parking. Generous rear garden with lawned, decked and gravelled areas.

Council Tax Band
The Council Tax Band is Band A.

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

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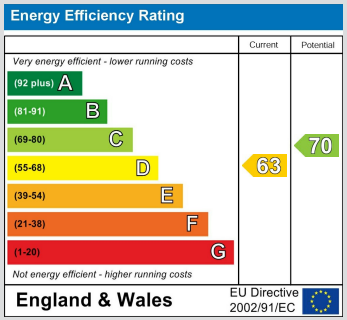
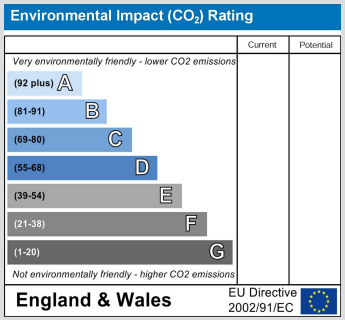
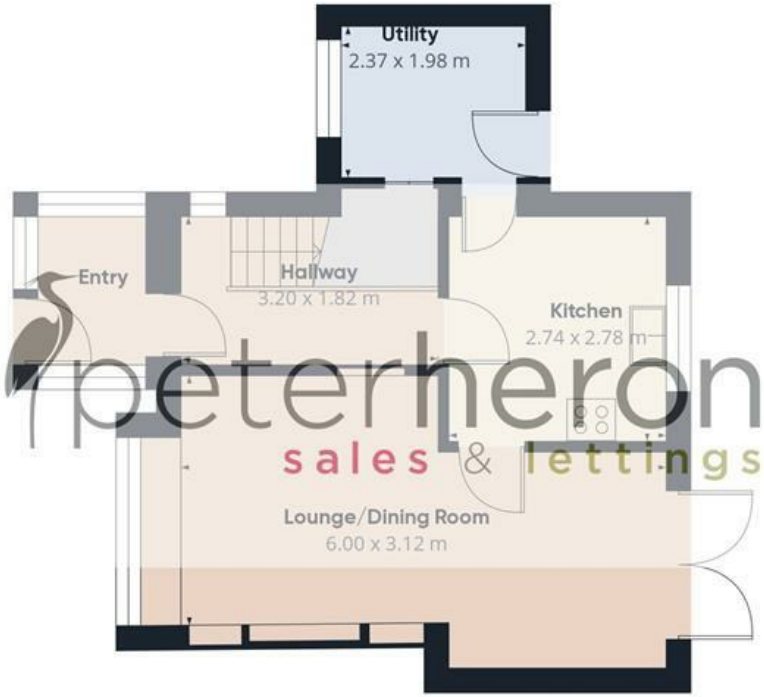
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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

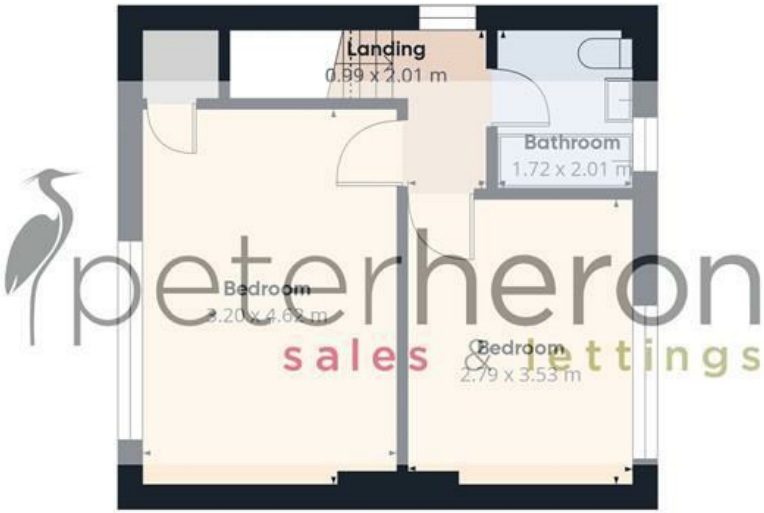
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Floor 0



Floor 1

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Approximate total area(1)

70.8 m²

Reduced headroom

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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