Rutherglen Road, Redhouse, Sunderland

£119,950

Quietly tucked away on a small development located just off Rutherglen Road, on a pedestrianised walkway, this three bedroom mid terraced home with lovely gardens to the front offer an exciting opportunity to both families and first time buyers alike.
Arranged over two floors, the property internally comprises entrance porch, living room, dining kitchen, ground floor WC, three first floor bedrooms and a bathroom, the property would benefit from some modernising and updating but is priced accordingly and available with no upward chain.
Within easy reach of a good range of urban amenities and major road networks leading through to the coast, Sunderland City centre and A19.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Lobby
Radiator and stairs to first floor.

Lounge 11'10" x 14'10"

Double glazed windows to rear, radiator and storage cupboard.

Dining Kitchen 17'8" x 8'7"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space provided for an oven, washing machine and fridge freezer. Double glazed window to front. 2x radiators. Door to Lounge.

Cloakroom/WC

Low level WC and washbasin, double glazed window.

Rear Porch

Double glazed windows and Composite door to garden.

First Floor Landing

Access point to loft and storage cupboard.

Bedroom 1 13'8" x 7'11"

Double glazed window to rear, radiator and storage cupboard.

Bedroom 2 13'7" x 8'11"

Double glazed window to front, radiator and storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'9" x 6'8"

Double glazed window to rear and radiator.

Bathroom

Low level WC, washbasin and bath with shower over, double glazed window and radiator.

Outside

Low maintenance block paved patio garden to the rear.

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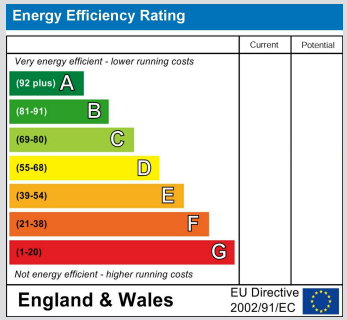
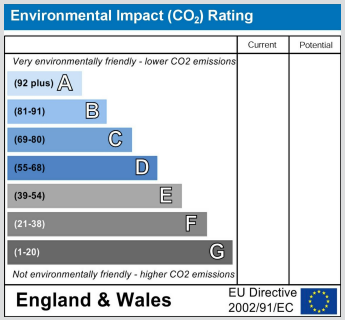
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

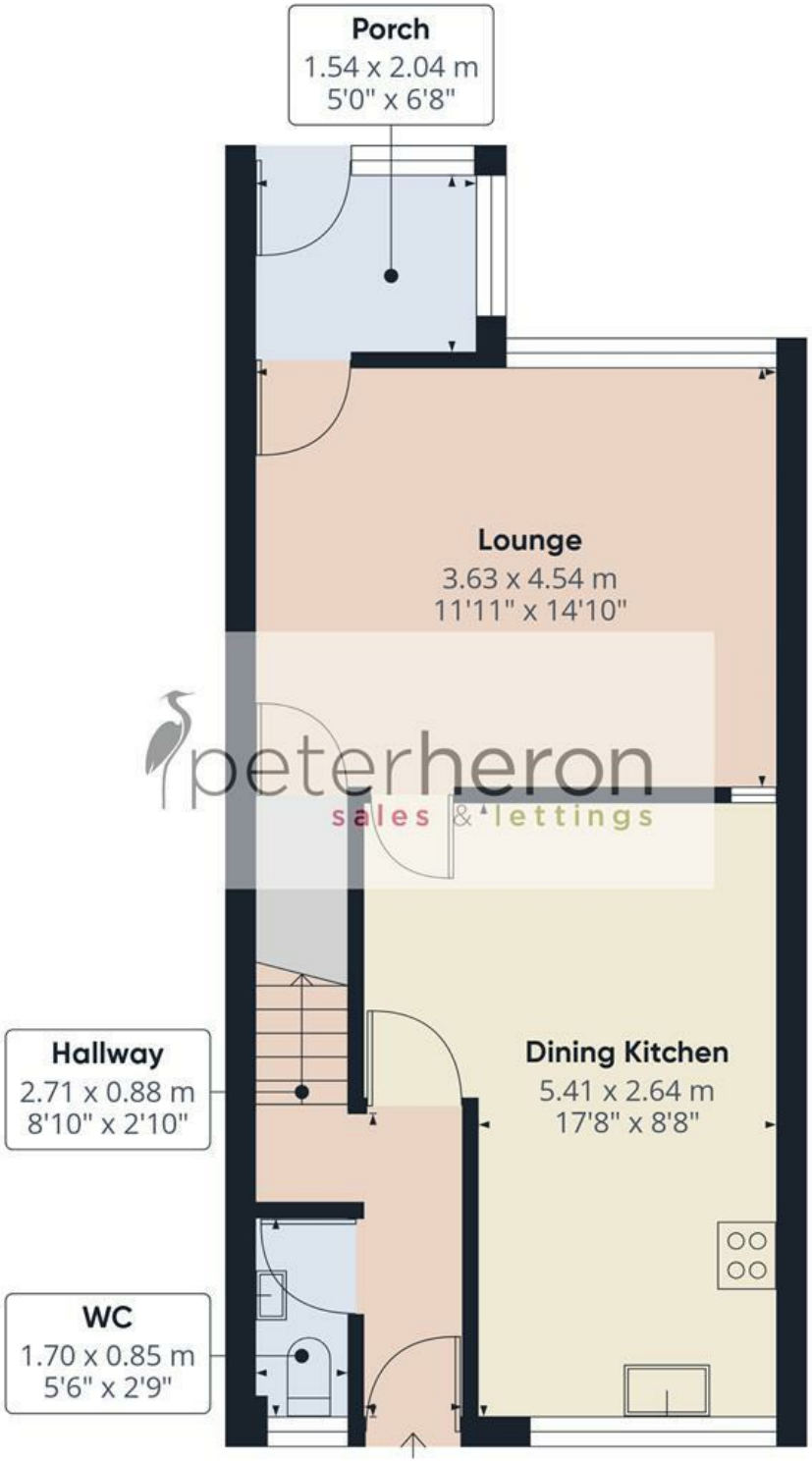
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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





MAIN ROOMS AND DIMENSIONS



Ground Floor

First Floor

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Approximate total area(1)

80.5 m²

866 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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