









A superb two bedroom semi detached home occupying a corner plot within the highly desirable suburb of Redhouse. Internally the well presented accommodation comprises entrance porch, lounge, open plan kitchen/diner, storage room, two double first floor bedrooms and a bathroom/wc. Externally there are gardens to the front, side and rear. Benefiting from gas central heating and double glazing, the property enjoys a central situation within easy reach of Sunderland City centre, the A19 and coast. Internal inspection is strongly urged to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via a UPVC entrance door.

### Entrance Porch

Double glazed windows and UPVC door leading into the lounge.

### Lounge 15'8" x 9'4"



Double glazed window to the front elevation, radiator, and electric fire. Stairs to the first floor.

### Kitchen/Diner 18'7" x 8'10"



Fitted with a range of wall and base units with worktops over, incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven with gas hob and extractor hood. Space for a fridge freezer and washing machine. Two radiators and two double glazed windows to the rear elevation. Door leading to the rear hall.

## Rear Hall



Radiator and UPVC door providing access to the rear garden. Door to storage room.

### Storage Room 6'2" x 12'4"



Originally the coal house and currently used as a storage room. Double glazed window to the rear elevation and radiator.

## First Floor



Access point to loft and double glazed window to the side.

### Bedroom 1 13'2" x 8'3"



Double glazed window to the front elevation, radiator, and built-in sliding door wardrobes.

### Bedroom 2 10'4" x 9'0"



Double glazed window to the rear elevation, radiator, and built-in storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Fitted with a bath featuring a dual-head waterfall shower over, along with a vanity unit incorporating a low-level WC and wash hand basin. Double glazed window to the rear elevation and radiator.

## Outside



Generously sized corner plot with a front garden laid mainly to lawn. Low-maintenance rear garden with paved and astro-turfed areas, featuring a 10ft x 8ft metal shed.

## Tenure FH

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

## Council Tax Band

The Council Tax is Band A.

## Important Notice

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## Viewings Srd

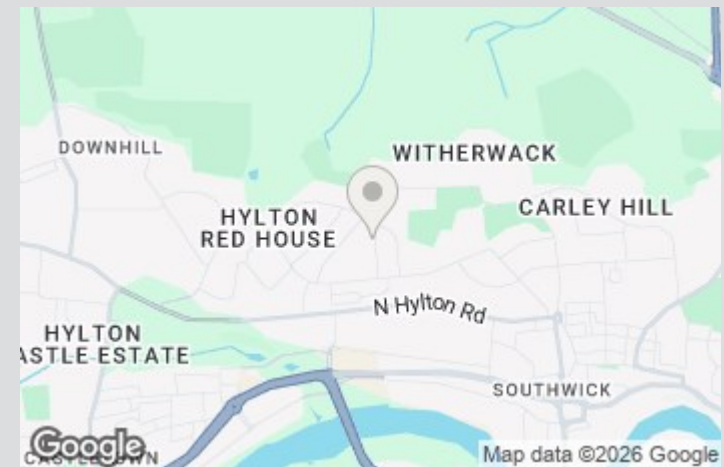
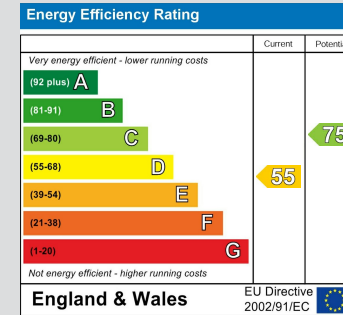
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

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

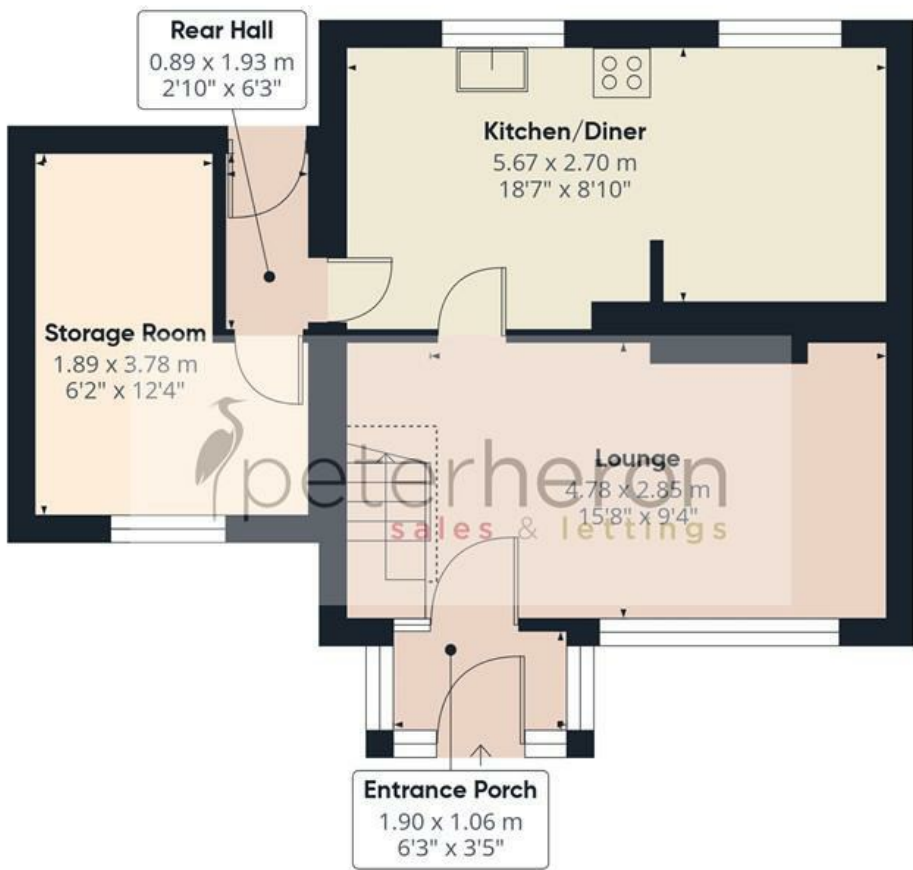
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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

74.5 m<sup>2</sup>

802 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

(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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