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BALMORAL TERRACE, SUNDERLAND £179,950

A well presented 2 bed semi detached bungalow is situated on the cul-de-sac of Balmoral Terrace in East Herrington which offers a superb commuting location for easy access to shops and amenities as well as Doxford International Business Park and the A19. The property offers spacious living accommodation briefly comprising of: Entrance Hall, Living Room, Kitchen, Dining Area, 2 Bedrooms and a Bathroom. Externally there is a front garden with an artificial grass lawn, block paved driveway and to the rear a garden with paved patio area, decking and gravelled area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.



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Entrance Hall

Radiator, loft access, laminate floor.

Living Room

11'5" x 13'11"

The living room has a double glazed box bay window, fireplace with multi fuel stove, radiator.

Kitchen

7'10" x 12'1"

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, double glazed window, cupboard with wall mounted gas central heated boiler, recessed spot lighting, radiator, integrated fridge, freezer and washing machine. Opening to the Dining Area

Dining Area

11'4" max x 10'0" max

2 Double glazed windows, radiator, door to the garden.

Bedroom 1

13'7" x 11'6"

Rear facing, double glazed window, radiator.

Bedroom 2

10'2" x 9'0"

Front facing, double glazed bay window, radiator.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, recessed spot lighting, bath with mixer tap and a shower over, chrome towel radiator.

Externally

Externally there is a front garden with an artificial grass lawn, block paved driveway and to the rear a garden with paved patio area, decking and gravelled area.

Garage

Single Garage.

COUNCIL TAX

The Council Tax Band is Band C.

TENURE

We are advised by the Vendors that the property is held on a lease for a term of 999 years from 30th September 1961. 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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