



32 Neville Court
Marlborough Park
Sulgrave
NE37 3DY

£55,000
Leasehold

Four Bedrooms
Ground Floor Maisonette
Gas Central Heating & Double Glazing
Close to All Local Amenities
Rear Garden
Viewings Recommended





Safe and Secure welcome to the market this Four Bedroom Ground Floor Maisonette in the centrally located area of Neville Court, Sulgrave. This spacious home benefits from gas central heating, double glazing and garden to rear. Close to local amenities and transport links, the property would suit a wide variety of buyers. Viewings recommended.

ENTRANCE HALL

Entrance door, built-in cupboard and radiator

LOUNGE/DINER

23' 11" x 9' 8" (7.29m x 2.95m) Double glazed French doors to garden, coving to ceiling and radiators.

KITCHEN

10' 5" x 10' 2" (3.18m x 3.12m) Fitted wall and base units, work surfaces, single drainer sink, built-in gas hob, built-in electric oven, tiled floor, combination boiler, radiator, breakfast bar and double glazed window to front.

LANDING

Radiator

MASTER BEDROOM

10' 5" x 10' 9" (3.18m x 3.29m) Double glazed window to front, fitted wardrobes and radiator.

BEDROOM

10' 4" x 9' 4" (3.16m x 2.86m) Double glazed



window to rear, fitted wardrobes and radiator.

BEDROOM

10' 4" x 6' 11" (3.17m x 2.11m) Double glazed window to rear and radiator.

BEDROOM

6' 11" x 10' 4" (2.12m x 3.16m) Double glazed window to rear and radiator.

BATHROOM

White three piece suite comprising of panelled bath, with shower over, pedestal wash hand basin, low level WC, radiator, extractor fan and tiled floor.

WC

Low level WC and tiled floor.

REAR GARDEN

Paved area and fenced boundaries.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

C



Houghton le Spring
24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

Contact
0191 3854477
info@safeandsecureproperties.c
o.uk
safeandsecureproperties.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.