





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

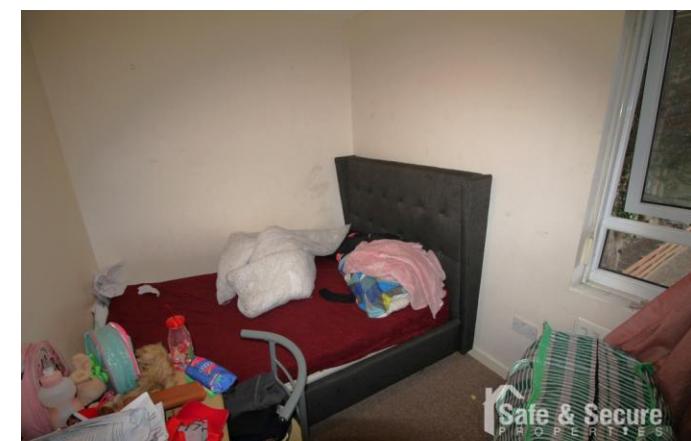
White three piece suite comprising of panelled bath, with shower over, pedestal wash hand basin, low level WC, radiator, extractor fan and tiled floor.

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



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PROPERTIES**



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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.