



Coach Road Estate, NE37 2ET
3 Bed - House - Terraced
£109,995

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Offered to the market is this very well presented home which should appeal to a wide variety of potential purchasers.

The floorplan comprises of: entrance hallway, attractive kitchen, a spacious lounge, and a useful utility room. On the first floor there are three bedrooms and a family bathroom.

Externally there are fenced gardens to the front and rear, the rear also providing car parking which is accessed via gates.

The property has good access to local schooling and major motoring links. Early viewing is A MUST on what should prove to be an exceptionally popular home.

this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

GROUND FLOOR

Hallway

Lounge

14'9" x 12'9" max (4.5 x 3.9 max)

Utility

10'2" x 5'2" max (3.1 x 1.6 max)

Kitchen

11'5" x 11'1" (3.5 x 3.4)

FIRST FLOOR

Landing

Bedroom

11'5" x 9'10" (3.5 x 3)

Bedroom

10'9" x 9'6" (3.3 x 2.9)

Bedroom

8'6" x 7'10" (2.6 x 2.4)

Bathroom

8'2" x 5'6" (2.5 x 1.7)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 60 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Sunderland Council, Band A - Approx. £1,331 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of



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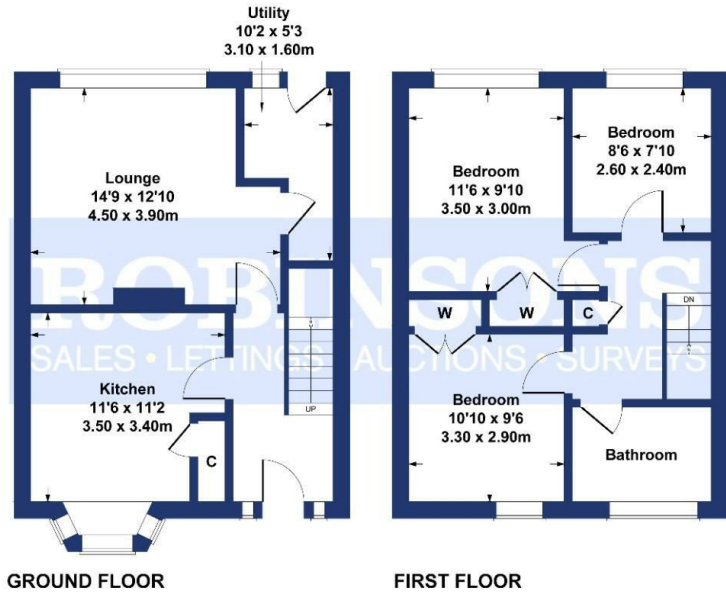
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Coach Road Estate

Approximate Gross Internal Area
883 sq ft - 82 sq m



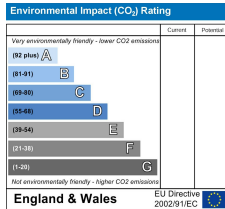
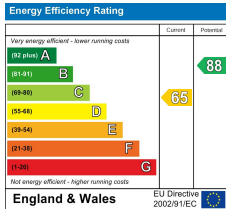
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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