









This popular style three bedroom end terraced home overlooks a lovely green to the front and boasts beautiful views towards the river taking in Northern Spire and beyond. Available with no upward chain, the property would benefit from general updating and modernising but offers great potential for both families and first time buyers. The property internally comprises an entrance porch, lounge opening into dining room, kitchen, three first floor bedrooms and a bathroom. Benefiting from gas central heating, UPVC double glazing, gardens to the front together with larger than average gardens to the rear and also having the added bonus of a garage and drive. Set within the ever fashionable Wear View estate, central to the A19, City Centre and Coast, this sought after type of property carries a very competitive asking price and should be viewed as a matter of urgency as considerable interest is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door to entrance porch.

Entrance Porch

Storage cupboard and inner door to lounge.

Lounge 14'8" x 14'4"



Double glazed bay window to front, double glazed window to rear, radiator, feature fireplace and staircase to first floor. Opening to dining room.

Dining Room 9'6" x 7'9"



Double glazed window to rear, radiator, under stairs storage cupboard, single glazed window and the room open through into kitchen.

Kitchen 10'7" x 6'6"



Wall and base units with counter tops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, integrated appliances include a double oven and hob, space has been provided for the inclusion of fridge freezer and washing machine. Double glazed window and UPVC door to rear.

First Floor Landing

Access hatch to loft.

Bedroom 1 13'9" x 8'5"



Double glazed window to front, radiator and built in storage cupboards.

Bedroom 2 8'11" x 8'3"



Double glazed window to rear and radiator.

Bedroom 3 7'3" x 5'11"



Double glazed window to front, radiator and storage cupboard.

Bathroom

Low level WC, wash hand basin and bath, radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Attractive front and rear gardens. Garage and driveway to rear providing off street parking.

Tenure FH

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

Council TaxBand

The Council Tax is Band B.

Important Notice

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Viewings Srd

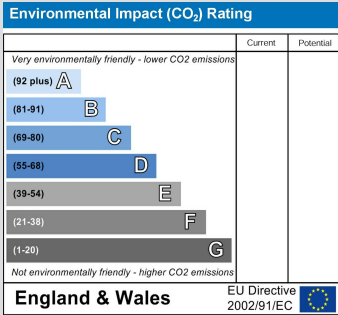
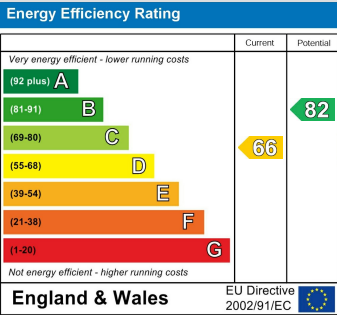
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

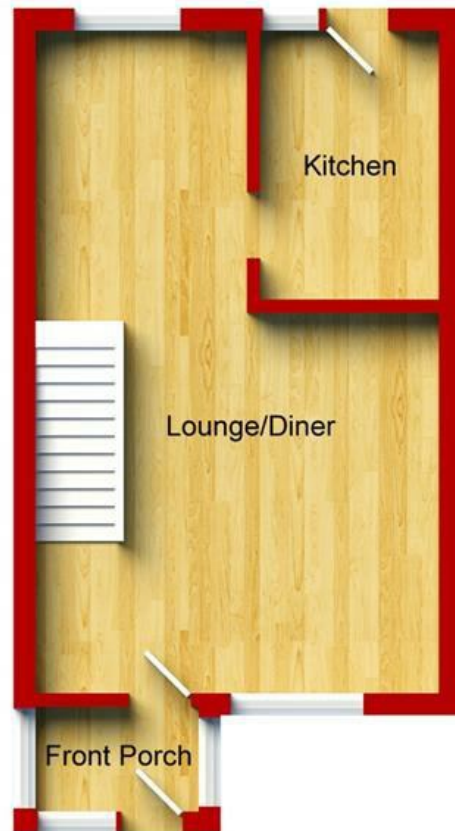
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

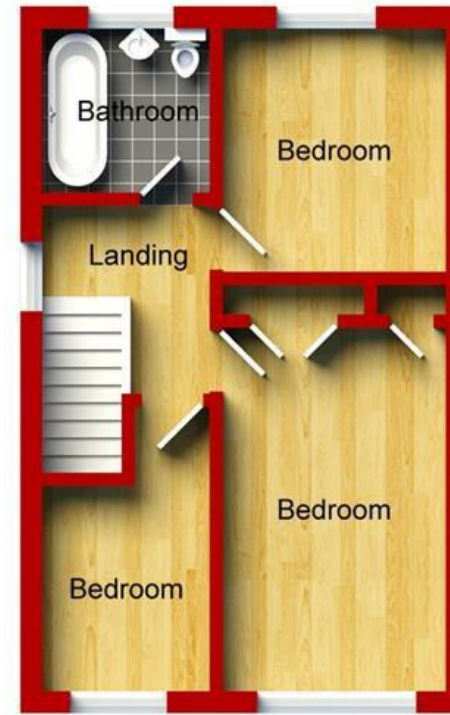
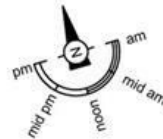
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Ground Floor
Approximate Floor Area
(36.90 sq.m)



First Floor
Approximate Floor Area
(34.40 sq.m)

6 Plumtree Avenue