Chapel Place, Monkwearmouth, Sunderland

£155,000

This superb three bedroom mid terrace house bult circa 2009 offers spacious and well presented internal accommodation. Arranged over two floors, the property briefly comprises, kitchen, lounge/dining room, utility and ground floor wc. To the first floor there are three good size bedrooms and contemporary bathroom/wc. Benefits of the property are gas central heating, double glazing and attractive garden to the rear. The property is situated in the popular residential area of Monkwearmouth and is ideally located for all amenities, has excellent transport links to Sunderland city centre and local road networks. Early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door to kitchen.

Kitchen 7'4" x 12'9"

Fitted with wall and base units with work surface over incorporating a single bowl stainless steel sink and drainer unit. Integrated oven and gas hob with extractor over, space for a fridge freezer. Part tiled walls and double glazed window to the front. Door to lounge/dining room.

Lounge/Dining Room 14'9" x 19'6"

Double glazed window to the front, radiator, feature electric fire, double glazed patio doors to rear garden and stairs to first floor. Door to utility.

Utility Room 5'10" x 5'2"

Work surface, space for washing machine and tumble dryer, wall mounted combi boiler double glazed frosted window and tiled floor. Door to WC.

Separate WC

Low level WC and washbasin, ladder style heated towel tail, tiled floor, access point to loft and double glazed frosted window.

First Floor Landing
Access point to loft.

Bedroom 1 7'4" x 12'11"

Double glazed window to the front and radiator.

Bedroom 2 9'9" x 10'1"

Double glazed Velux window, double glazed window to the front and radiator.

Bedroom 3 10'10" x 9'3"

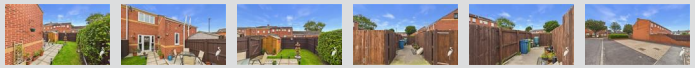
Double glazed window to the rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom

Low level WC, washbasin and bath with overhead shower, part tiled walls, ladder style radiator and double glazed frosted window.

Outside



Pleasant rear garden with paved, gravelled and lawned area. Gate to off street parking bay for 1 car via double gates.

Council Tax Band
The Council Tax Band is Band B.

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

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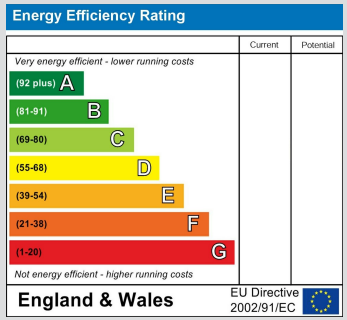
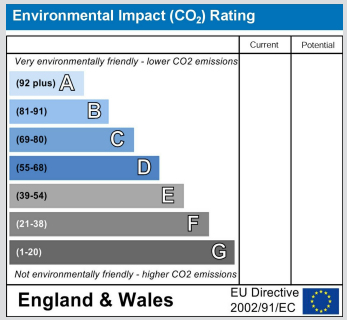
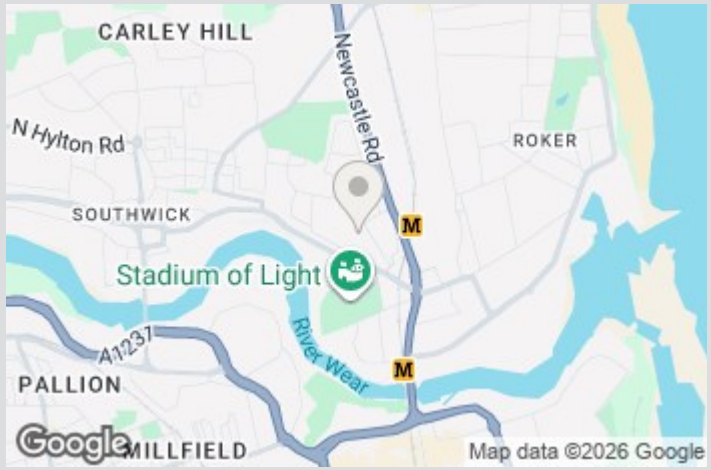
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor

First Floor

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Approximate total area(1)

74.6 m²

803 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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