

Oswald Terrace  
Grangetown  
Sunderland  
SR2 9RP



# Oswald Terrace

£77,000

## INTRODUCTION

WELL PRESENTED AND MODERNISED - 2 BEDROOM ONE-LEVEL COTTAGE - POPULAR LOCATION WITHIN CENTRAL GRANGETOWN - MODERN KITCHEN & BATHROOM - SOUTH FACING TO REAR - NO CHAIN - PERFECT STARTER HOME OR DOWNSIZER - POTENTIAL BUY TO LET INVESTMENT ...

## ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, electric consumer unit and electric meter. Open plan doorway leading through to entrance hall.

## ENTRANCE HALL

Continuation of the laminate wood-effect flooring from the entrance vestibule, double radiator. Door leading off to bedroom 1, door leading off to lounge.

## LOUNGE

Measurements taken at widest points and alcoves.

Carpet flooring, double radiator, wall mounted electric fire, white uPVC double-glazed window facing onto the rear courtyard. Door leading off to bedroom 2, door leading off to kitchen, door leading off to bedroom 1.

## BEDROOM 1

Large double front facing bedroom.

Carpet flooring, 2 double radiators, front facing white uPVC double-glazed window, built in cupboard housing the gas meter. Door leading to entrance hall and door leading directly into the lounge. This is a large good size double bedroom.

## BEDROOM 2

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This is a good size single bedroom.

## KITCHEN

Laminate wood-effect flooring, radiator, uPVC double-glazed door leading out to rear courtyard, white uPVC double-glazed window overlooking the rear courtyard, wall mounted modern combi boiler. Modern fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate wood-effect work surfaces, space for electric cooker, space for tall fridge/freezer, stainless steel sink with single bowl, single drainer and Monobloc tap, under bench space and plumbing for a washing machine. Door leading off to bathroom.

## BATHROOM

Fully tiled and well presented.

Tiled flooring and walls, radiator, white uPVC double-glazed window with privacy glass facing onto rear courtyard. White bathroom suite comprising of toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap, bath with panel and chrome tap. Extractor fan, uPVC cladding to ceiling, recessed lights.

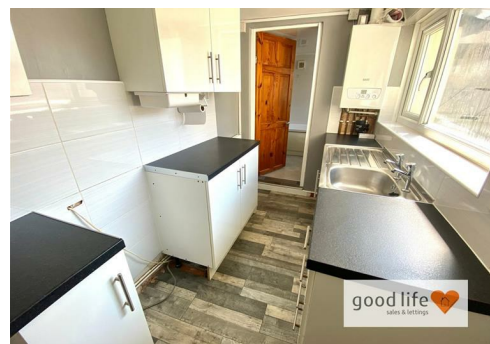
## EXTERNALLY

The property benefits from a lovely rear courtyard which measure approx. 18ft x 10ft 9" widest points. Timber gated access to allow for vehicle access. The rear courtyard is south facing, which means it benefits from sunshine for the majority of the day, weather permitting, and the day we took the photographs, the sun was streaming through into the courtyard.

## GENERAL

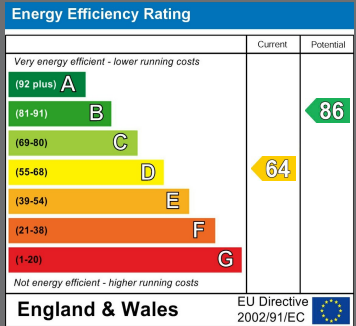
Please note, the property has had a new roof in recent years.

The property is neat, tidy, clean and well presented and ready to move into



Local Authority  
Sunderland

Council Tax Band  
A



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



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