Westwood Street, St Gabriel's, Sunderland

£125,000

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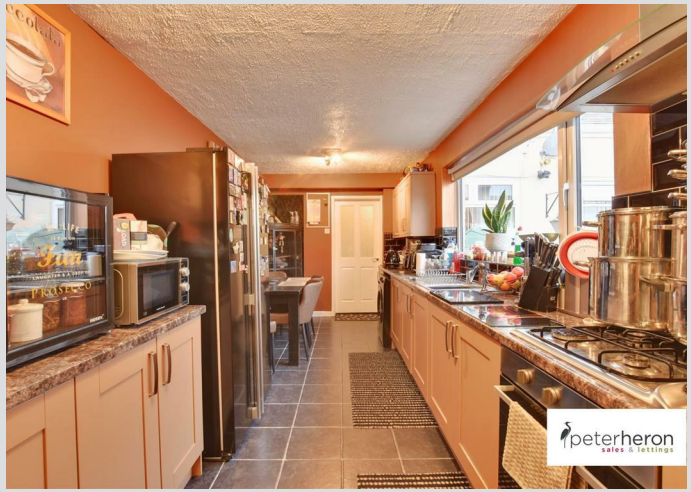
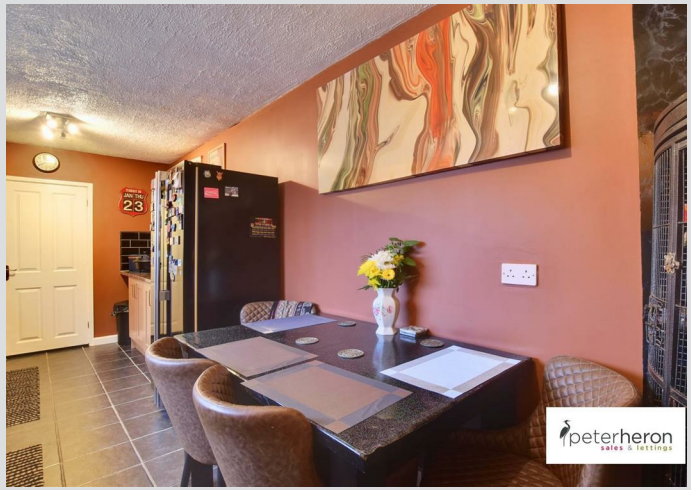




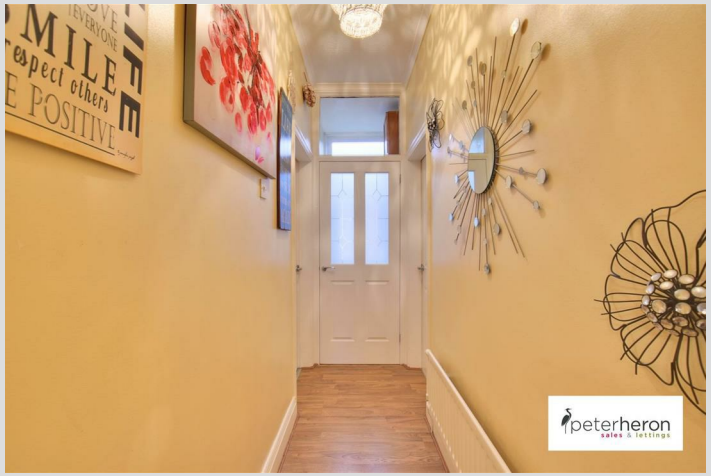
RECENTLY REDUCED!! This spacious three bedroom mid terrace, double fronted cottage is pleasantly located on this pedestrianised street within this popular area of St Gabriels. Internal accommodation is arranged all on one level and comprises entrance lobby, hallway, lounge, kitchen/diner, three bedrooms and a bathroom/wc. Benefits of the property include double glazed windows, gas central heating to radiators, a low maintenance garden to the front and a courtyard to the rear with roller shutter door. Ideally located providing easy access to local amenities, shopping facilities, Sunderland Royal Hospital and transport links. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via Composite entrance door.

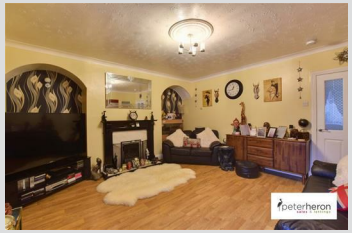
Entrance Lobby
Inner door to hall.

Entrance Hall



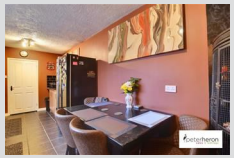
Doors to bedrooms and lounge.

Lounge 15'2" x 14'6" into alcoves



Double glazed window to the rear, radiator, feature fireplace and a door to bedroom three.

Kitchen/Diner 19'2" x 8'2"



Range of wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include a cooker, gas hob and an extractor fan, space has been provided for an American fridge freezer and washing machine. Double glazed window to the front and door to the rear hall.

Rear Hall
Storage cupboard. Doors to bathroom and rear courtyard.

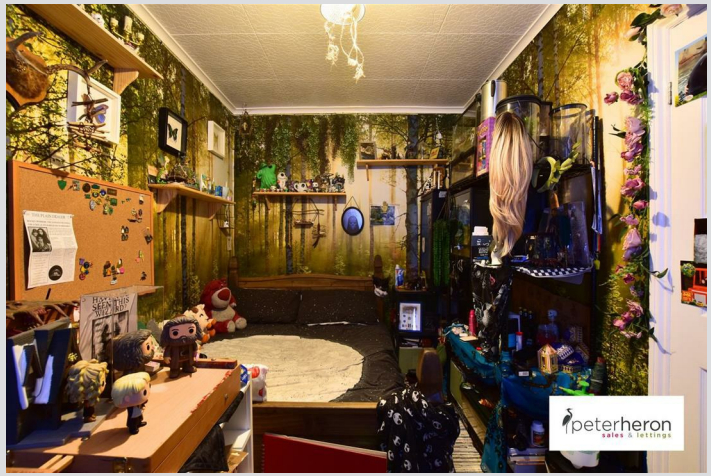
Bathroom

Low level WC, wash hand basin and bath with overhead shower, storage cupboard, radiator and double glazed window.

Bedroom 1 13'1" x 10'4"

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

Bedroom 2 13'1" x 8'0"



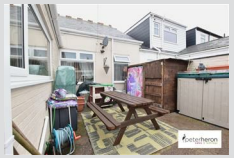
Double glazed window to the front and radiator.

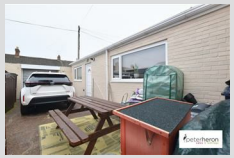
MAIN ROOMS AND DIMENSIONS

Bedroom 3 14'6" x 7'11"

Double glazed window to the rear and radiator.

Outside





To the front of the property there is a private access pedestrian only pathway, and to the rear is a low maintenance courtyard with roller shutter providing off street parking if required.

Council Tax
The Council Tax is Band A.

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

Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

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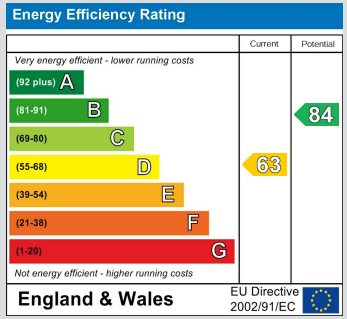
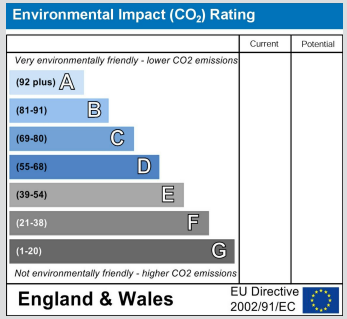
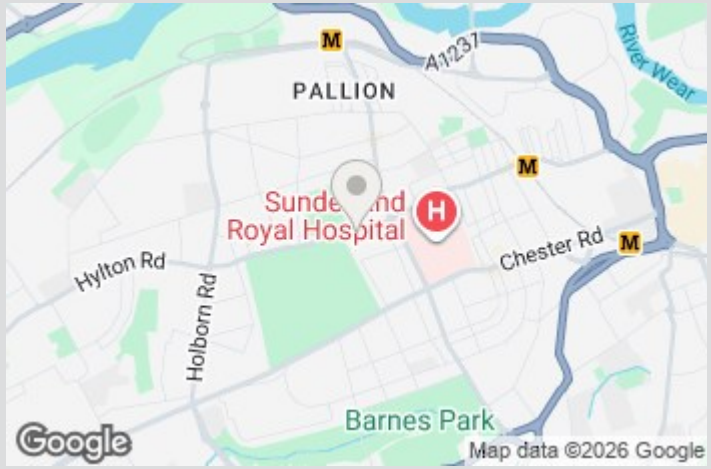
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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