

Hunter Terrace, Grangetown, Sunderland £120,000




Muesli







A substantial four bedroom mid terrace house, occupying a delightful position on this private, tree lined road. The property does require updating and modernisation, allowing great scope and potential for the new owner to upgrade to their requirements. Internally the accommodation includes an entrance vestibule, leading through to an impressive reception hall with staircase to the first floor, there are two reception rooms and a spacious breakfasting kitchen. On the first floor there is a generous landing, four bedrooms, bathroom and a separate wc. Externally there is a town garden to the front and a courtyard to the rear with roller shutter access door. The property is conveniently located for access to local amenities, shops and schools as well as providing transport connections. We highly advise arranging a viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Vestibule
Part glazed door leading through to hallway.

Reception Hall



Staircase to first floor and radiator.

Lounge
Double glazed bay window to front, radiator, feature fireplace and ceiling.

Dining Room



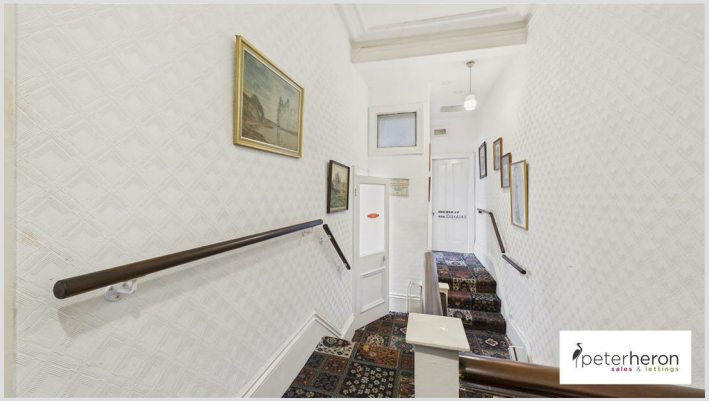
Double glazed window to rear, radiator, coving to ceiling and door to kitchen.

Breakfasting Kitchen



Wall and base units with work surfaces over incorporating sink and drainer unit, integrated oven and hob, radiator, double glazed door to courtyard and double glazed windows to the side and rear.

First Floor Landing



Bedroom 1
Double glazed bay window and radiator.

Bedroom 2



Double glazed window to rear, decorative period fireplace and radiator. Coving to ceiling.

Bedroom 3
Double glazed window to front and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 4
Double glazed window to rear, built in cupboard and radiator.

Separate WC
Fitted WC.

Bathroom
Washbasin and easy access bath, radiator, double glazed window and chrome ladder style radiator.

Outside



Courtyard to the rear with roller shutter access door.

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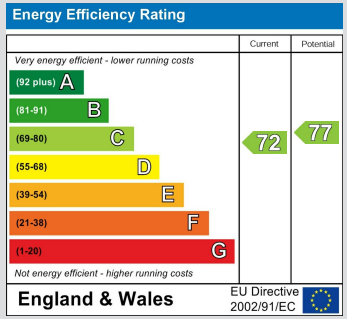
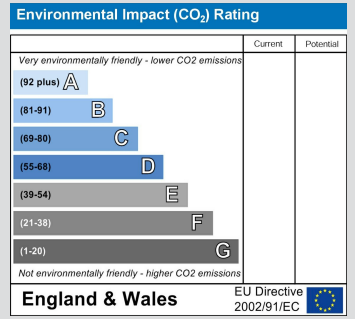
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









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Approximate total area(1)

129.6 m²

1396 ft²

(1) Excluding balconies and terraces

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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