



**Thanet Road
Sunderland
Tyne and Wear
SR3 4JZ**

Offers in Excess of £120,000

bettermove

Thanet Road Sunderland

Bettermove are delighted to welcome to the market this charming three bedroom semi-detached house in Thorney Close, available with no forward chain.

The property is tenanted and will be sold with tenants in situ - rental yields can be obtained through Bettermove. The council tax band is A.

The interior of this beautifully-presented property comprises a spacious living room and modern open plan kitchen/diner on the ground floor. The first floor consists of two bedrooms and the family bathroom while the second floor contains a third bedroom which was converted from the loft prior to the current owners. The exterior boasts an enclosed rear garden with lawn and patio seating areas, perfect for enjoying the summer months, as well as an integral garage and driveway providing off road parking.

Situated in the popular Thorney Close area, the property is close to a wide range of amenities including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A690, A19, South Hylton metro station and Sunderland railway station.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

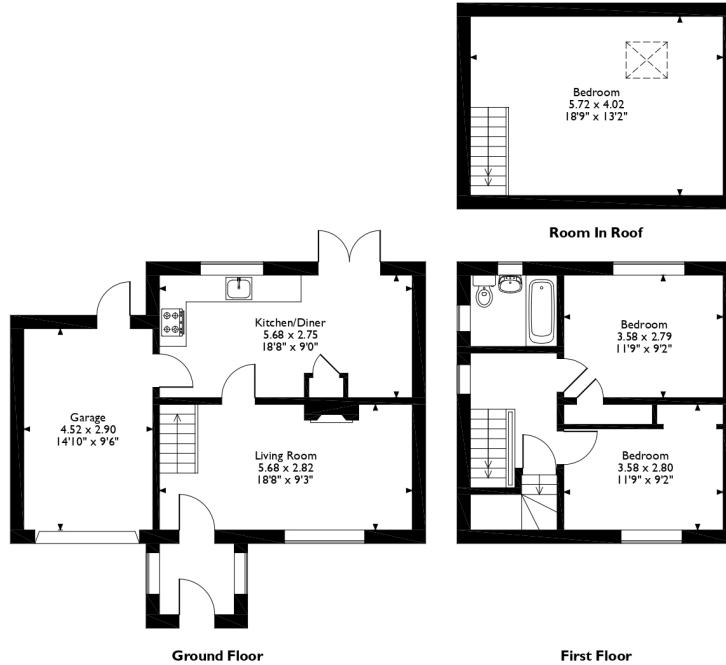
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Thanet Road, Sunderland, Tyne and Wear
 Approximate Gross Internal Area
 104 Sq M / 1119 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk