



**Thorney Close Road
Sunderland
Tyne and Wear
SR3 4LL**

Offers In Excess Of £82,000

bettermove

Thorney Close Road Sunderland

Bettermove are proud to present this 2 bedroom end of terrace house in Sunderland.

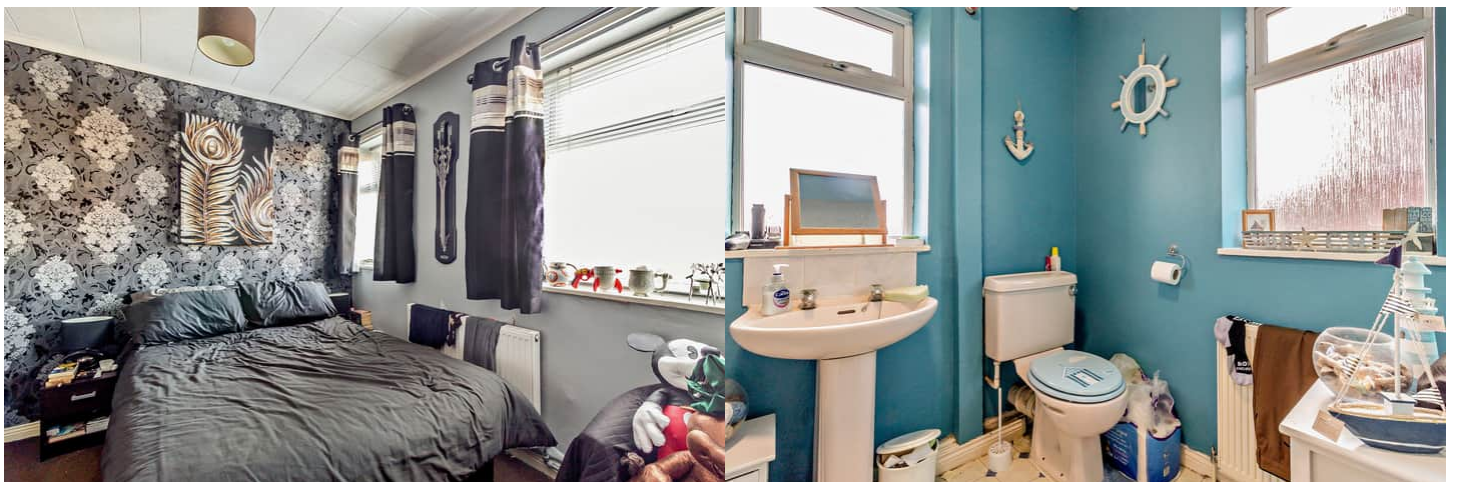
The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has on street parking available. The council tax band is A.

This well presented property comprises a spacious living room, fitted kitchen and utility room on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

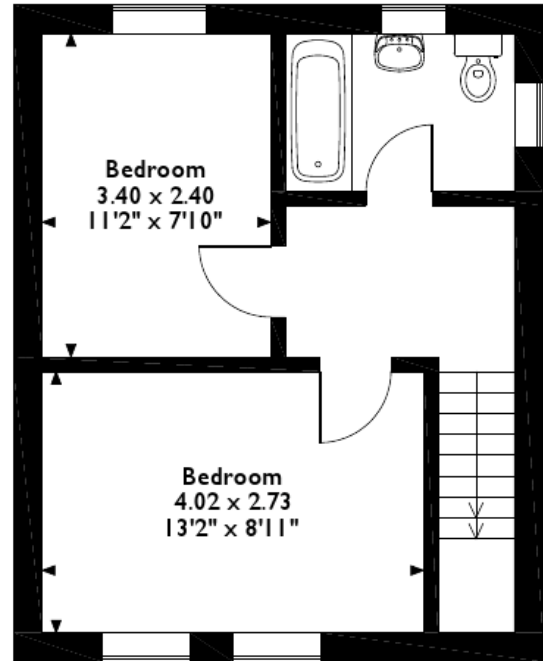
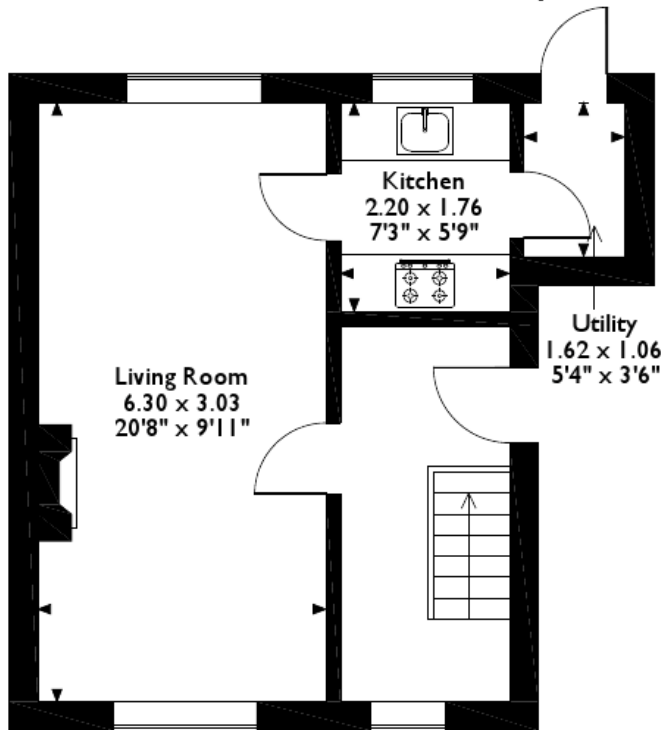
Located in the popular town of Sunderland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A690 and A19.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Thorney Close Road, Sunderland

Approximate Gross Internal Area 64 Sq M/699 Sq Ft



Ground Floor

First Floor

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		86
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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