



**Esdale  
Sunderland  
Tyne and Wear  
SR2 0JF**

**Offers In Excess Of £119,000**

**bettermove**

# Esdale Sunderland

Bettermove are proud to present this 3 bedroom semi-detached house in Sunderland.

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

The interior of this property comprises a spacious living room, conservatory and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom, the second floor holds the third bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Ryhope, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A1018, B1287 and A19.

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

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.

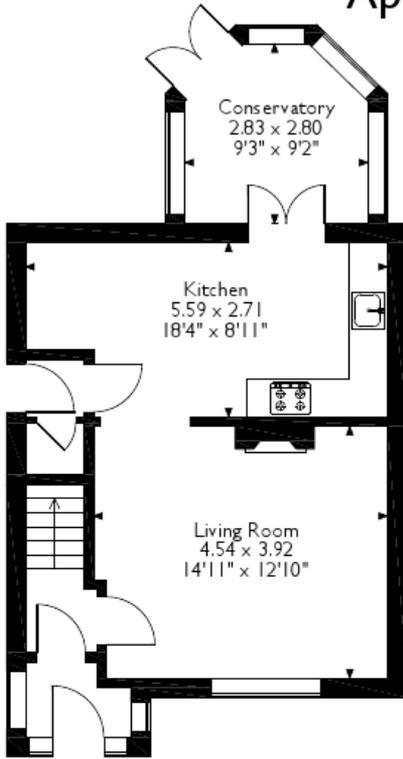
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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

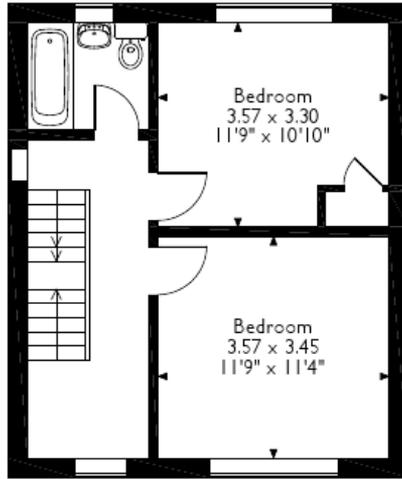


# Esdale, Sunderland

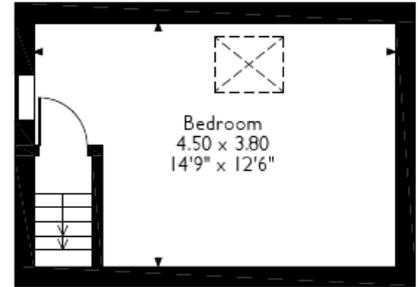
## Approximate Gross Internal Area 106 Sq M / 1141 Sq Ft



**Ground Floor**



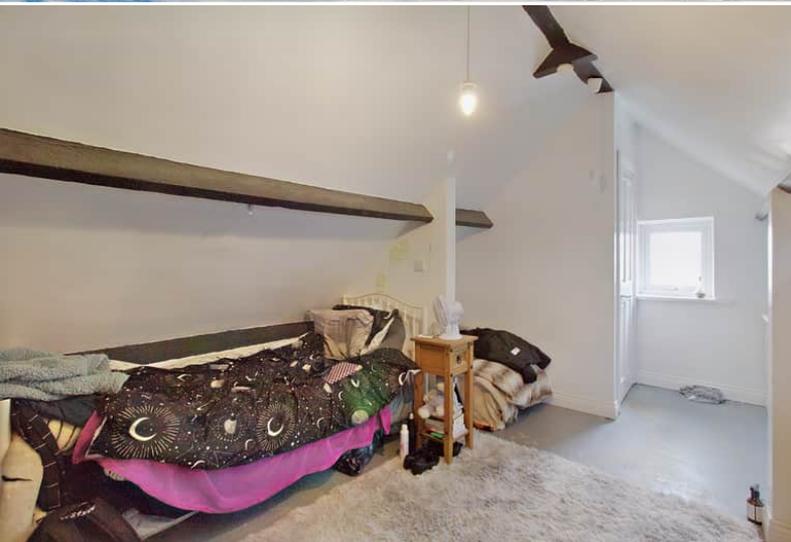
**First Floor**



**Second 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) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



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