



**Martin Terrace
Sunderland
Tyne and Wear
SR4 6JD**

Offers In Excess Of £61,000

bettermove

Martin Terrace Sunderland

Bettermove are proud to present this 2 bedroom terraced house bungalow in Sunderland available with no forward chain.

The property is currently vacant for immediate possession.

The property benefits from double glazing, gas central heating throughout and has permit street parking available.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

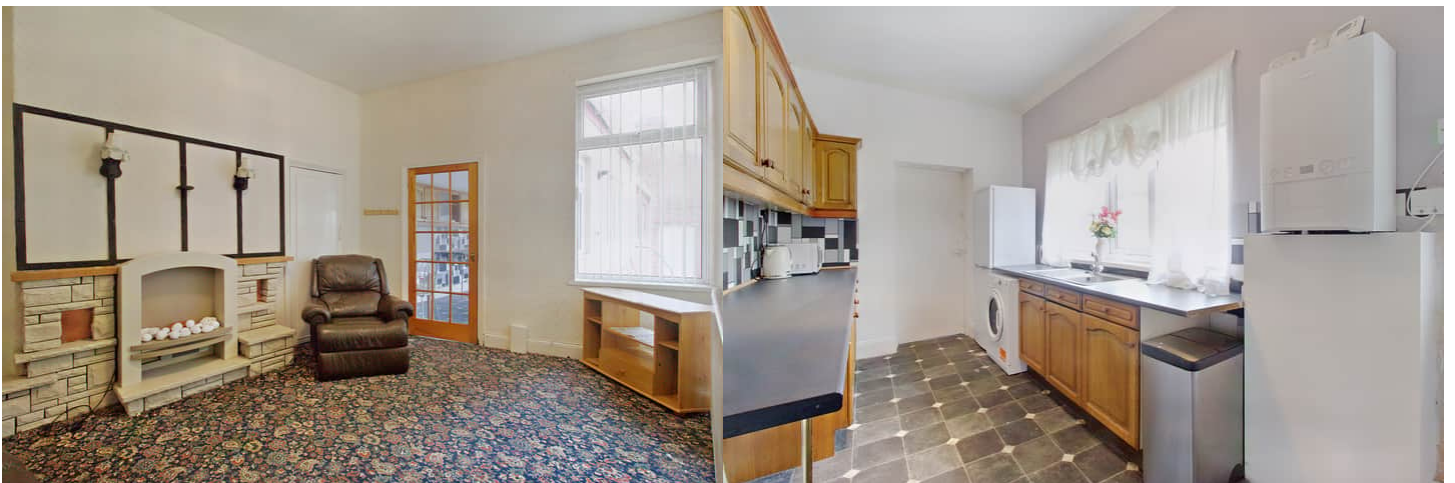
Located in the popular town of Sunderland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A1231, A19 and many local bus routes.

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

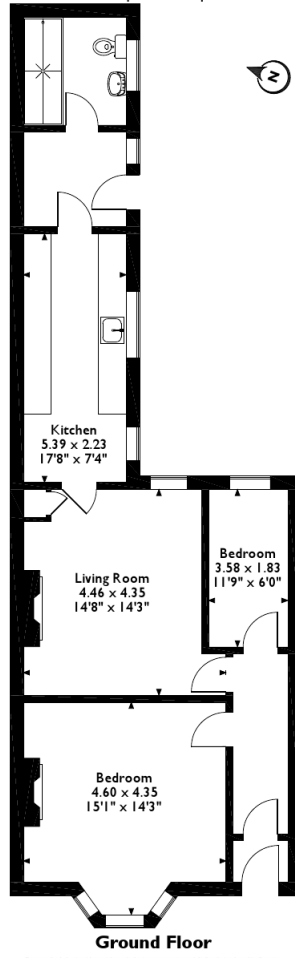
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.



Martin Terrace, Sunderland, Tyne and Wear
 Approximate Gross Internal Area
 76 Sq M/786 Sq Ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(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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