



**Paxton Terrace  
Sunderland  
Tyne and Wear  
SR4 6HS**

**Offers in Excess of £57,000**

**bettermove**

# Paxton Terrace Sunderland

Bettermove are proud to present this 3 bedroom maisonette in Sunderland available with no forward chain.

This is a leasehold property with a lease of 999 years from 2007.

The property benefits from double glazing, electric heating throughout and has ample parking nearby. The council tax band is A.

The interior of this property comprises a spacious living room, and fitted kitchen, 3 bedrooms and the family bathroom all on the first floor of the property.

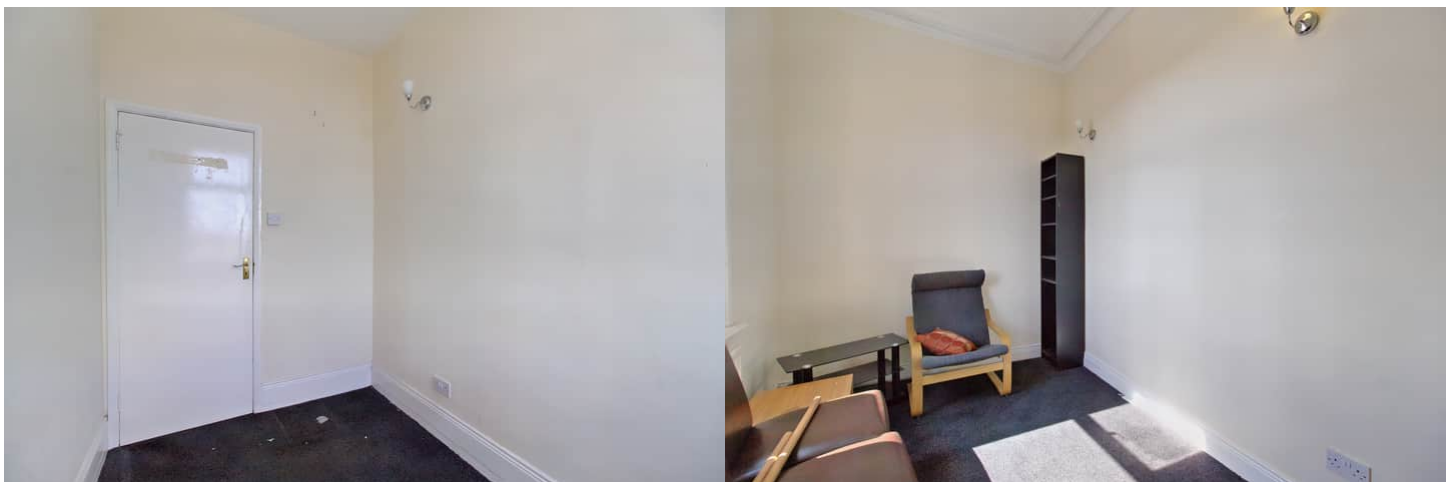
Located in the popular city of Sunderland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Sunderland Train Station, the A1 and many local buses.

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

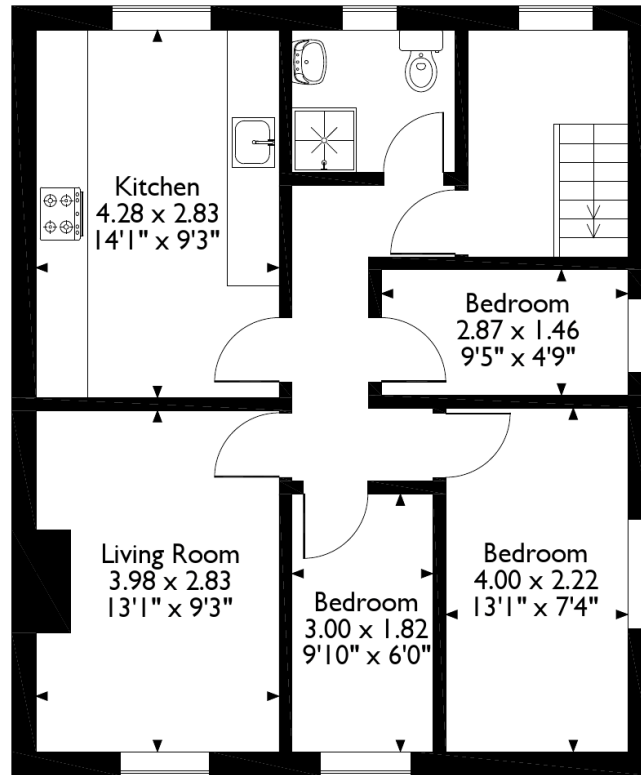
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.



Paxton Terrace, Sunderland, Tyne and Wear  
 Approximate Gross Internal Area  
 58 Sq M/624 Sq Ft



**First Floor Flat**

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>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(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	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)