



Shepherd Street  
Sunderland  
Tyne and Wear  
SR4 6HA

Offers in Excess of £66,000

bettermove 

# Shepherd Street Sunderland

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

The property is currently tenanted and 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.

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.

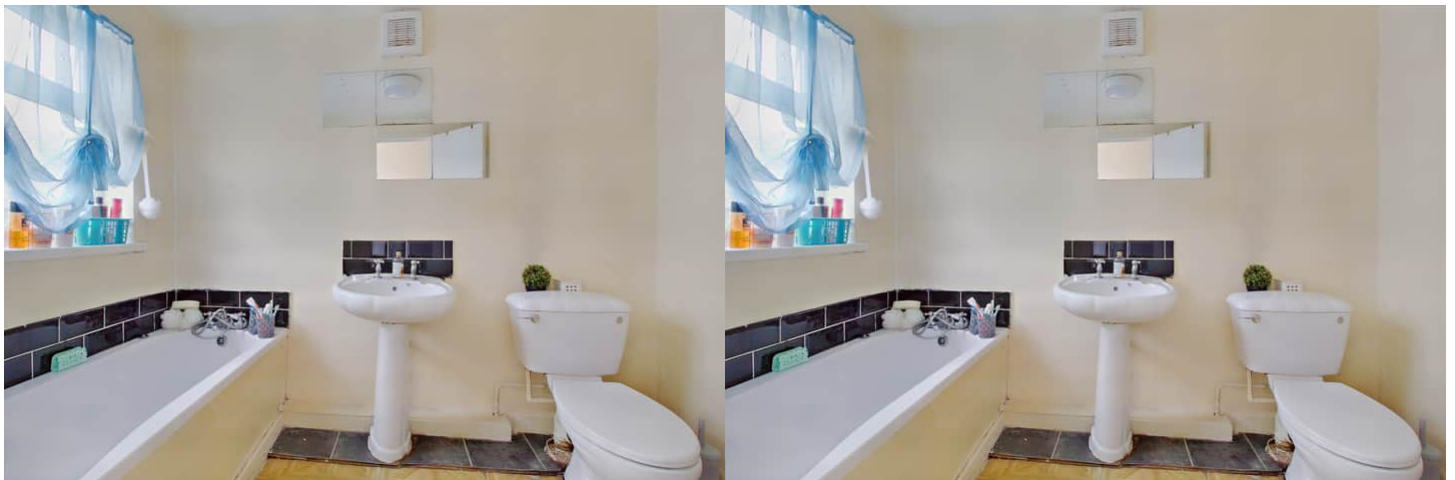
Located in the popular town of Sunderland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A1231, A19 and many local bus routes.

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

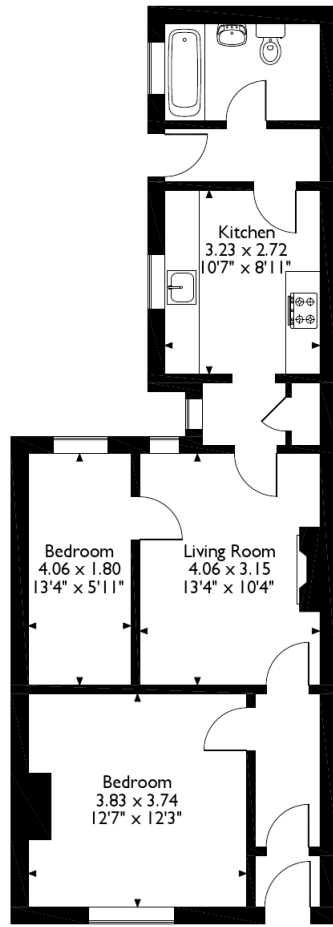
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.



Shepherd Street, Sunderland, Tyne and Wear  
 Approximate Gross Internal Area  
 60 Sq M/646 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floor plan is to be used for illustration purposes only. It is not intended to be used for construction purposes.

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>	62	
(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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