



**Gardiner Road
Sunderland
Tyne and Wear
SR4 9PX**

Offers In Excess Of £115,000

bettermove

Gardiner Road Sunderland

Bettermove are proud to present this 3 bedroom semi-detached house in Sunderland, available with no forward chain.

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

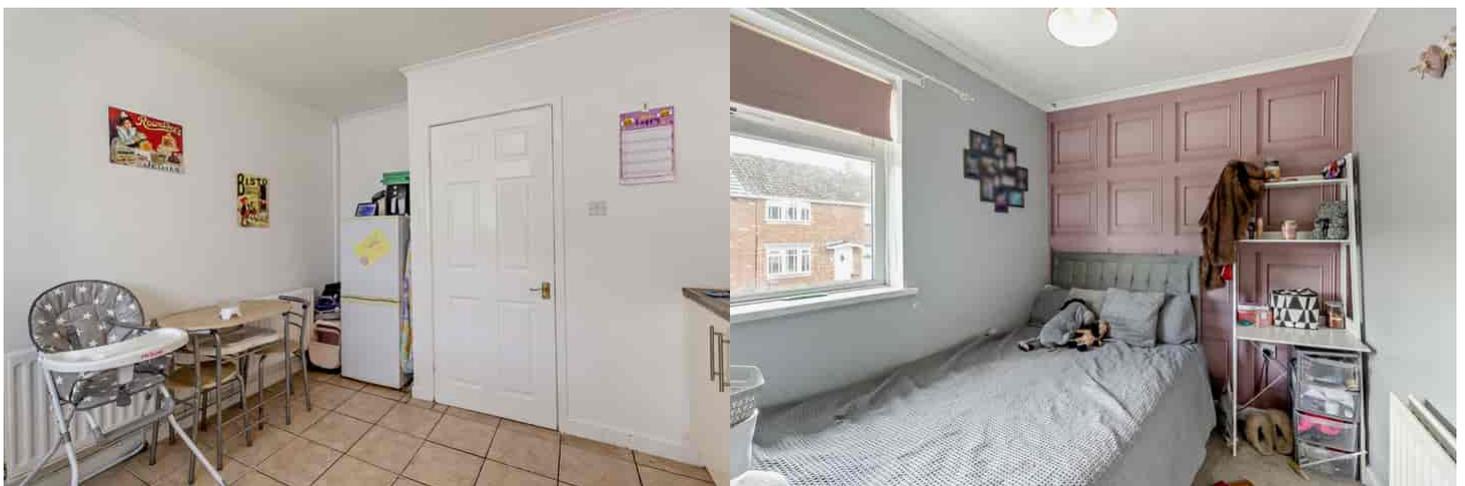
The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

The council tax band is A.

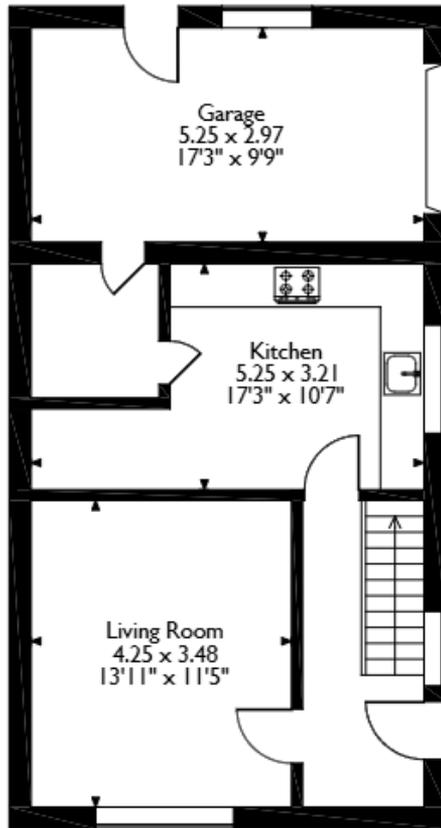
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and access to the garage on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts gardens to the front, side and rear, perfect for enjoying the summer months.

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 a range of bus routes, as well as various underground stations.

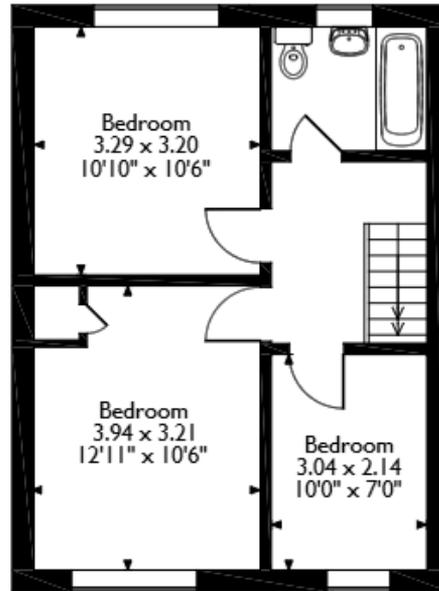
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Gardiner Road, Sunderland
 Approximate Gross Internal Area
 99 Sq M/1065 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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