

Rosebank Close, Hollycarrside, Sunderland

Offers over £135,000











A well presented three bedroom end terraced home situated in this popular residential area of Hollycarrside. Internally the accommodation includes entrance porch, lounge, kitchen/diner, three first floor bedrooms and a modern bathroom. Externally there is a lawned garden to the front and to the rear a low maintenance garden. This location is ideally placed for local amenities, shops and schools as well as providing excellent links to surrounding areas and major road connections. Available with no upward chain, viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch



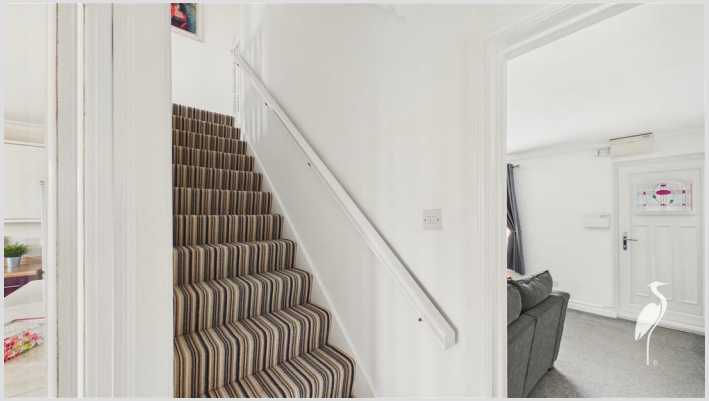
Double glazed windows and inner UPVC door to lounge.

Lounge 15'8" x 12'5"




Double glazed window to front, electric fire and double radiator. Door to rear hall.

Rear Hall



Stairs to first floor and double radiator. Double doors to kitchen.

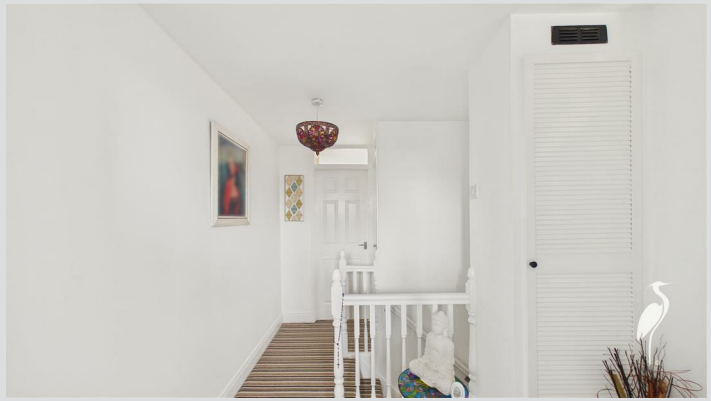
Kitchen/Diner 15'8" x 10'4"






Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven with electric hob and cooker hood. Space for a fridge freezer, washing machine and tumble dryer. Radiator and storage cupboard. Double glazed window and UPVC door to rear.

First Floor Landing



Access point to loft and storage cupboard.

Bedroom 1 8'9" x 12'7"





Double glazed window to front, double radiator and built in sliding door wardrobes.

Bedroom 2 7'9" x 11'7"




Double glazed window to rear, double radiator and storage cupboard.

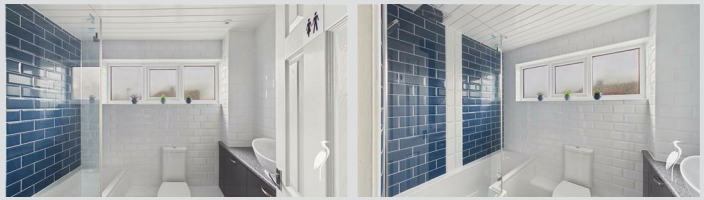
MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'10" x 9'8"



Double glazed window to front, radiator and storage cupboard.

Bathroom



Low level WC, washbasin set into vanity unit and bath with dual head waterfall shower over, double glazed window and heated towel rail.

Outside



Garden to front. Low maintenance garden to the rear with artificial lawn and double gates to access rear.

Council Tax Band
The Council Tax Band is Band A.

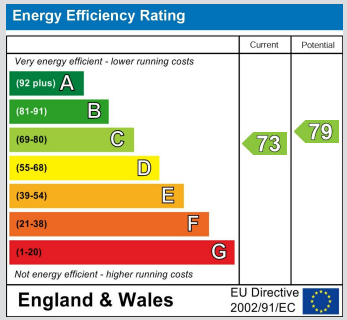
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

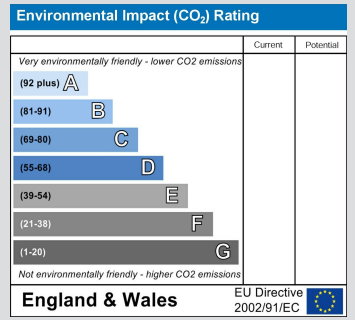
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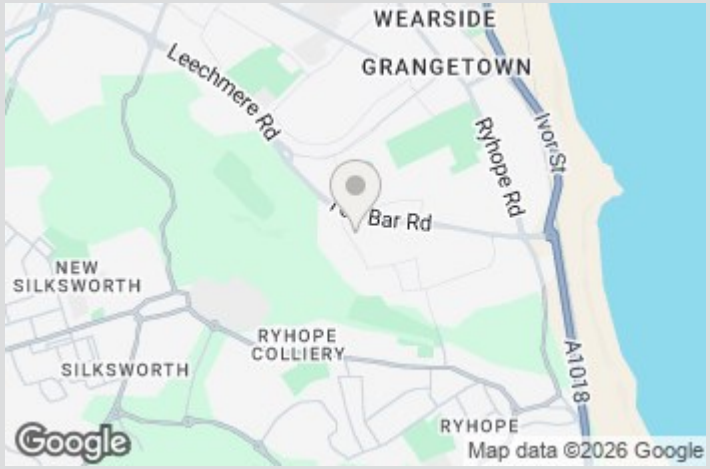
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Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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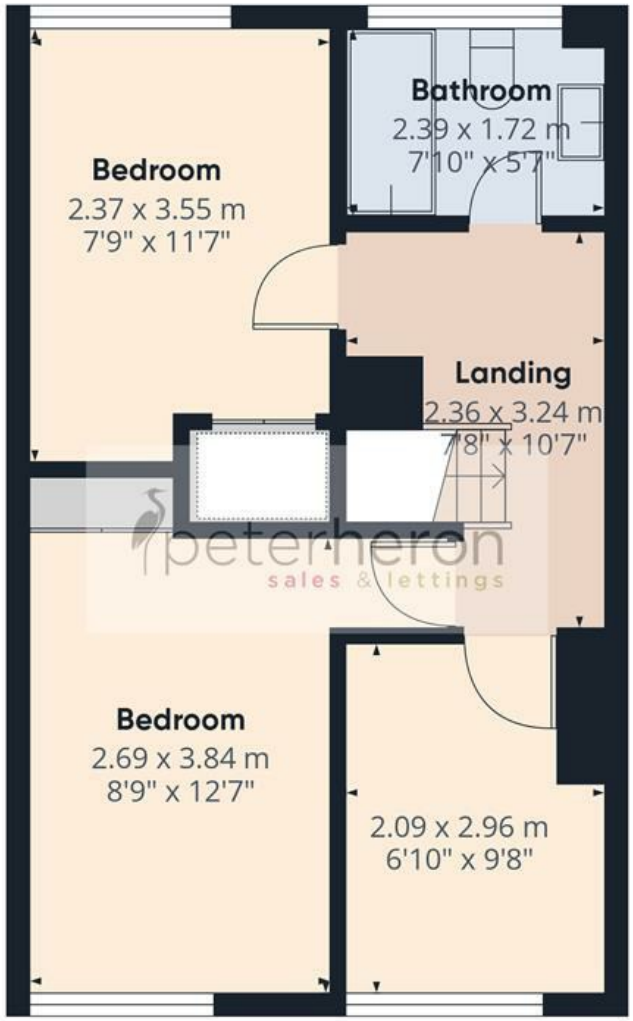


MAIN ROOMS AND DIMENSIONS





Ground Floor



First Floor



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Approximate total area(1)

74 m²

797 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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