

Manila Street, Grangetown, SR2 8RS

**Offers In The Region Of
£129,950**

A substantial, four bedroom mid terrace house with attractive period features, situated within this popular area of Grangetown. Internally, the spacious accommodation is arranged over two floors and comprises of an entrance vestibule, reception hall, lounge with bay window and feature fireplace, separate dining room and a large breakfasting kitchen.

To the first floor there are four well-proportioned bedrooms and a family bathroom. Features of the property include gas central heating to radiators and an attractive yard to the rear with roller access door. This conveniently located home ideally positioned for local amenities, shops and schools, as well as for Sunderland City Centre and offers transport to surrounding areas. We highly recommend arranging a viewing of this attractive and generous home.

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Accommodation Comprises



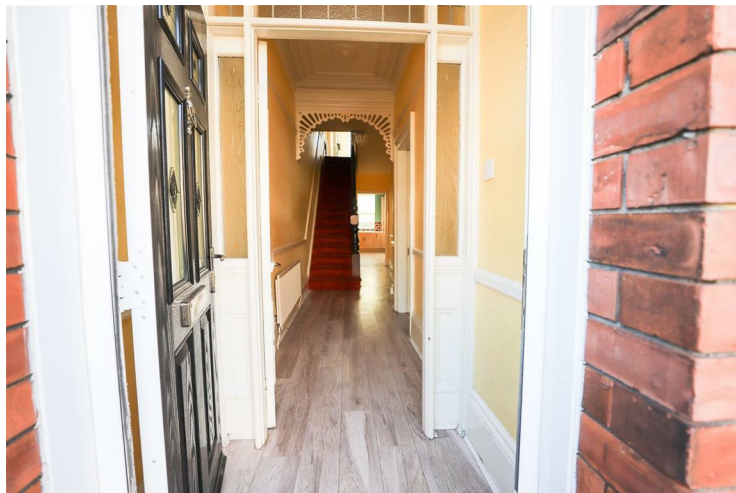
Dining Room

15'0" x 12'1" (4.573 x 3.695)



French doors to rear yard, feature fireplace and radiator.

Entrance Vestibule



Staircase to first floor, under-stairs storage cupboard, tiled floor and central heating radiator.

Living Room

16'5" x 13'10" (5.015 x 4.231)



Double glazed bay window, feature fireplace, coving, decorate ceiling and radiator.

House Kitchen

20'5" x 10'9" (6.235 x 3.301)



Wall and floor units, gas hob with extractor, wine cooler, double glazed windows, radiator, door to rear yard.

WC

First Floor Landing

Built storage cupboard and radiator.

Bedroom One (Front)

16'7" x 12'2" (5.069 x 3.713)



Bay window, feature fireplace, coving and radiator.

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Bedroom Two (Rear)

14'10" x 12'11" (4.538 x 3.948)



Double glazed window, radiator and storage cupboard.

Bedroom Three (Rear)

13'3" x 10'0" (4.041 x 3.049)



Double glazed window, radiator and storage cupboard.

Bedroom Four (Front)

9'5" x 6'2" (2.892 x 1.887)



House Bathroom

6'7" x 6'2" (2.017 x 1.905)



Panelled bath with shower over, low level wc, vanity washbasin, tiled walls and floor, heated towel rail.

External

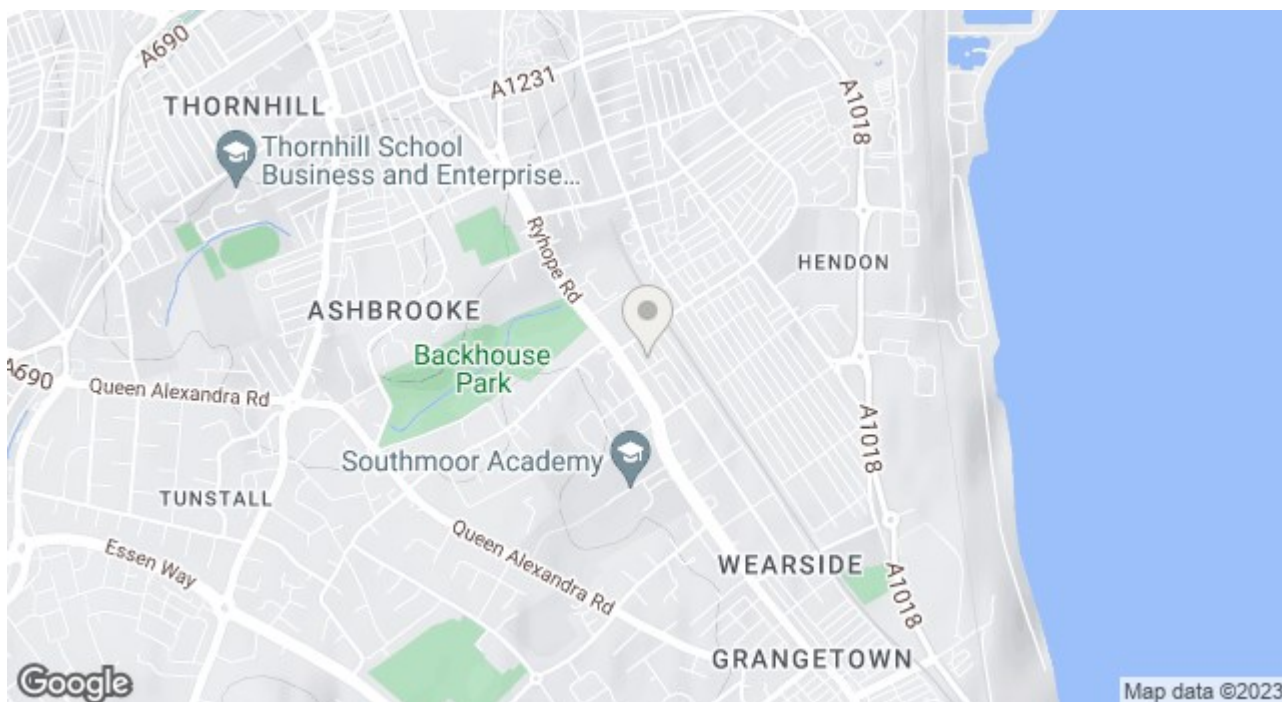
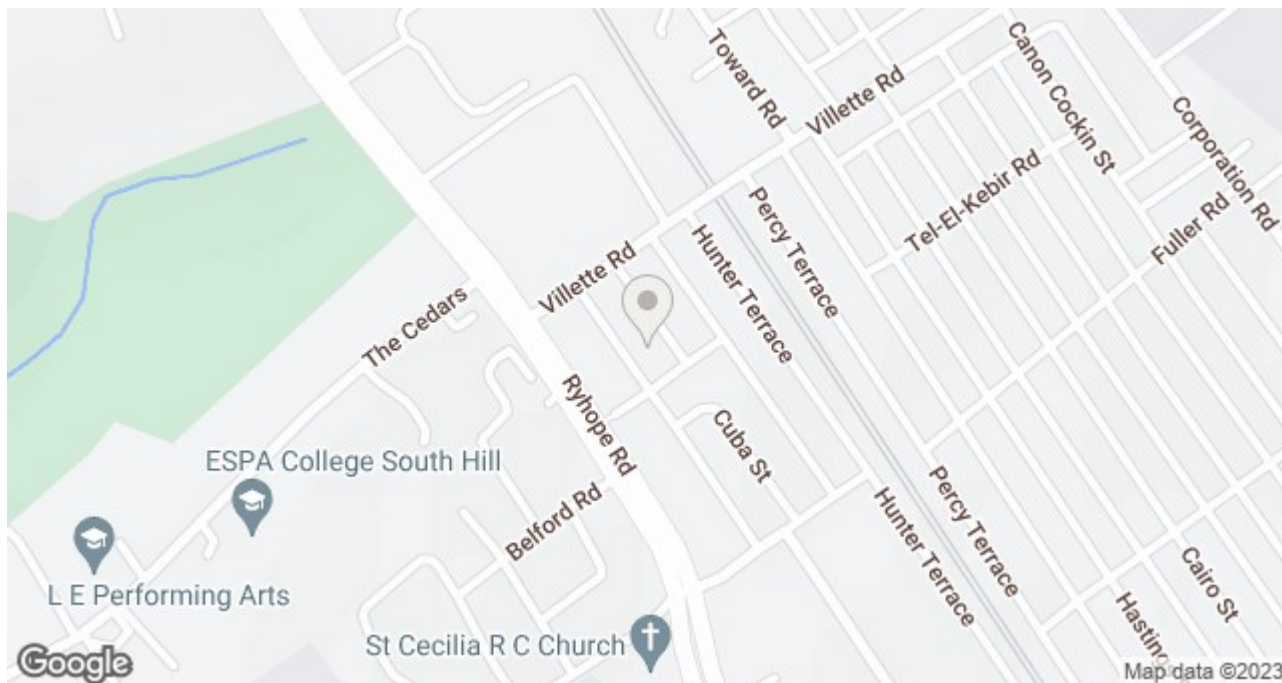


Rear yard, storage shed, up and roller shutter door, suitable for off street parking.

Council Tax Band - B


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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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	