



11 Marina Terrace, Sunderland, SR2 0PB Offers in excess of £130,000

Good Move are delighted to present to the market this spacious three-bedroom semi-detached home.

The ground floor provides a welcoming entrance hall leading into a comfortable lounge, with a feature bay window providing a bright and inviting living space. There is also a separate dining room, ideal for family meals or entertaining, together with a well-sized kitchen/diner offering excellent potential for modernisation and personalisation.

To the first floor are three bedrooms, including two generously proportioned bedrooms and a useful third bedroom, alongside a family bathroom and landing area.

Externally, the property benefits from a generous garden, providing excellent outdoor space for families, entertaining or those looking to create a pleasant private garden setting.

With its spacious layout, three bedrooms and attractive outdoor space, the property would make an excellent family home and also offers potential for investors or buyers looking to add value.

Marina Terrace is situated within the popular residential area of Ryhope, Sunderland, approximately three miles south of Sunderland city centre. The area offers a good range of local amenities, schools and shops, with excellent road links via the nearby A19 providing easy access to Sunderland, Newcastle and Durham. The property is also conveniently positioned for the coast, with Seaham and its popular seafront within easy reach, making the location ideal for families and commuters alike.



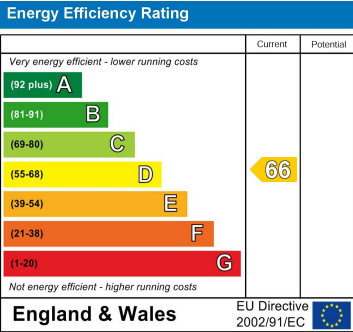
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Leasehold Information

911 years remaining on the lease
Ground rent: £2.20 per annum
Maintenance charge: £0 per month

This information is provided by the vendor and should be verified during the conveyancing process.



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