



North View  
South Hylton  
Sunderland  
Tyne and Wear  
SR4 0LE

Offers in Excess of £125,000

bettermove

## North View

### Sunderland

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

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway. The council tax band is A.

The property is currently tenanted and will be sold vacant on possession - rental yields can be obtained through Bettermove.

The interior of this well presented property comprises two spacious reception rooms and the fitted kitchen on the ground floor. The first floor consist of three bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular residential area of South Hylton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Sunderland Train Station, the A1(M) and many local bus routes.

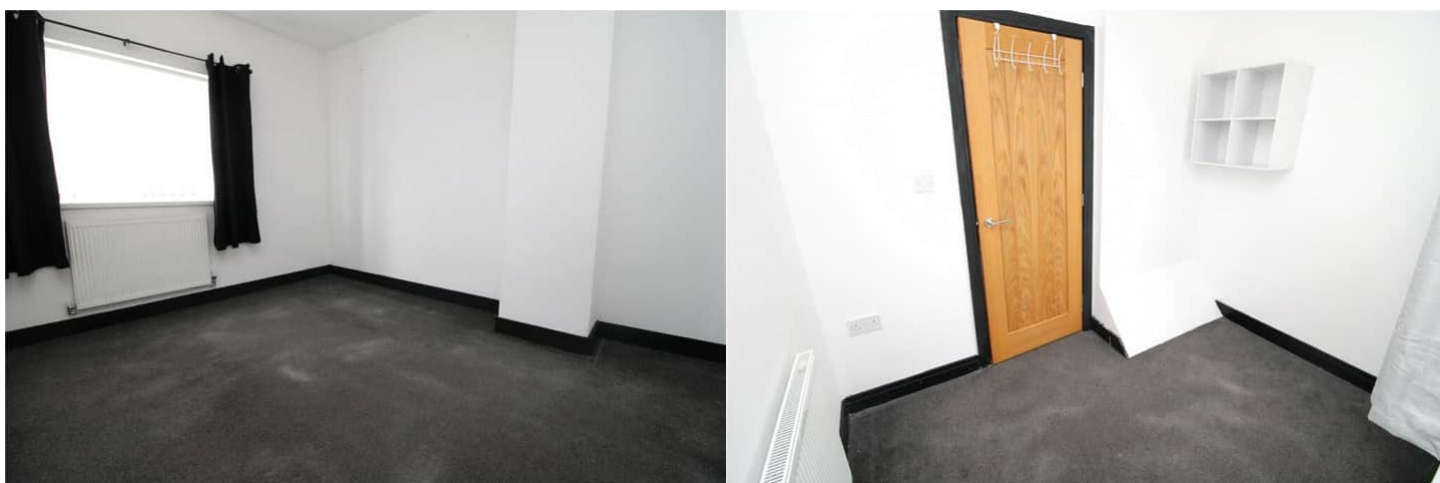
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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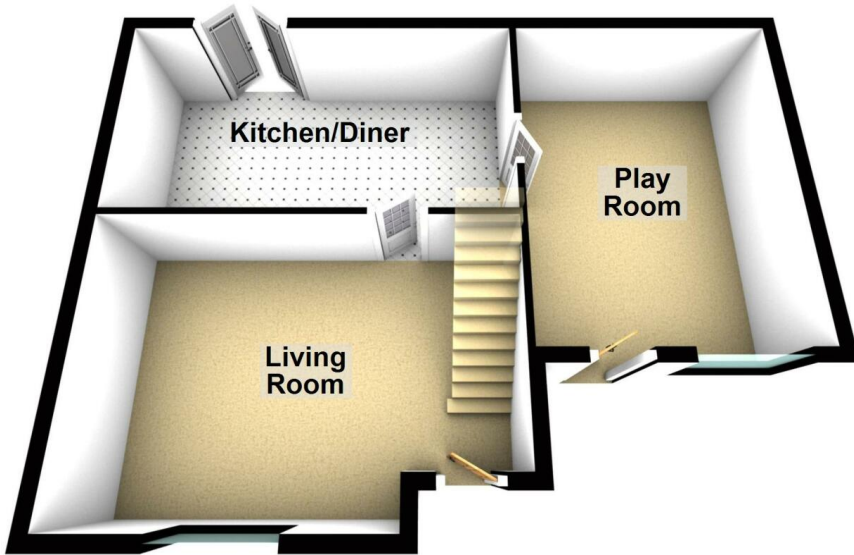
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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