

**£119,950**

## **Beachville Street, SR4 7NA**

A charming 3 bedroom period terrace with fringe city centre location allowing easy walking distance to university, hospital, metro and rail station.

The property has been recently refurbished and tasteful presented to create a wonderful opportunity for the style conscious first time buyer.

Accommodation comprises- entrance vestibule, reception hall, twin reception rooms, fitted kitchen, house bathroom, 3 bedrooms, forecourt and town yard.



# Beachville Street, Sunderland, SR4 7NA

Accommodation Comprises

Entrance Hall



Bathroom/WC

6'10" x 5'9" (2.10 x 1.77)



Living Room

12'8" x 13'9" (3.87 x 4.20)



Hallway

First Floor

Half Landing



Dining Room

10'9" x 11'3" (3.29 x 3.44)



Bedroom 3 (Rear)

9'1" x 7'0" (2.79 x 2.15)



Kitchen

10'7" x 7'0" (3.25 x 2.14)



Main Landing

Lobby

Tiled Floor

# Beachville Street, Sunderland, SR4 7NA

**Bedroom 1 (Front)**  
16'6" x 11'4" (5.04 x 3.46)



**Bedroom 2 (Rear)**  
11'5" x 9'6" (3.48 x 2.90)



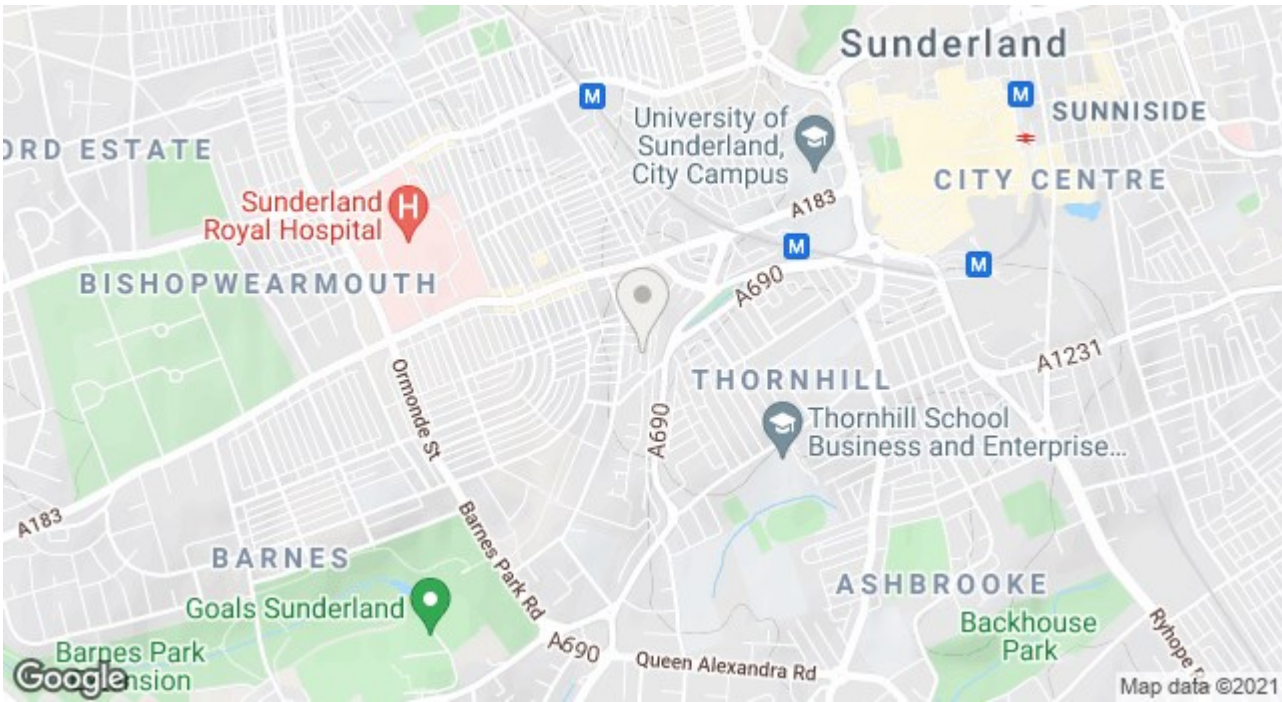
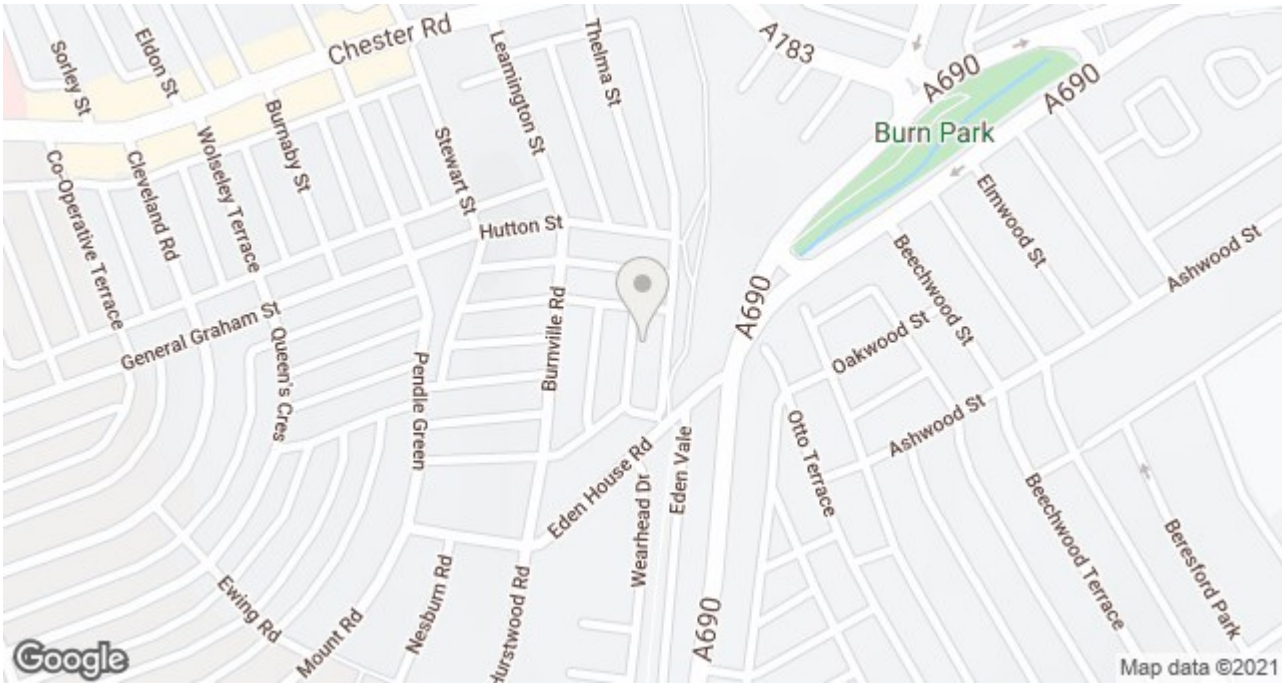
**External**







Beachville Street, Sunderland, SR4 7NA



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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		