



**£450 PCM**

## **Sea View Street, Grangetown, SR2 9QX**

Sea View Road is an end of terrace 2 bedroomed house situated in quiet residential street just off Grangetown shopping parade.

The property comprises an entrance hall, 2 bedrooms, lounge, kitchen and family bathroom. To the rear there is a secure rear yard for off road parking.

Early viewing recommended  
Long term tenant sought after.

\*No Pets  
\*No Smokers

# Sea View Street, Sunderland, SR2 9QX

## Entrance Hall

Door to:

## Bedroom

12'6" x 15'5" (3.80m x 4.70m)



Door to:

## Bedroom

9'2" x 7'9" (2.80m x 2.36m)



Door to:

## Lounge

12'10" x 11'6" (3.90m x 3.50m)



Door to:

## Kitchen

17'1" x 9'2" (5.20m x 2.80m)



Door to:

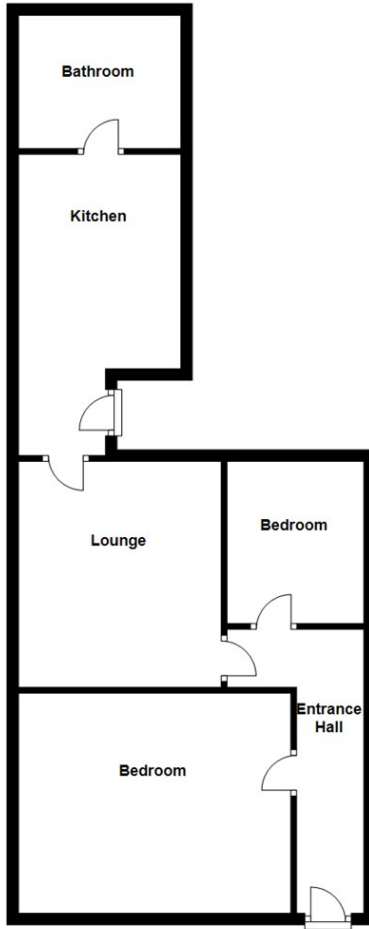
## Bathroom



Door.

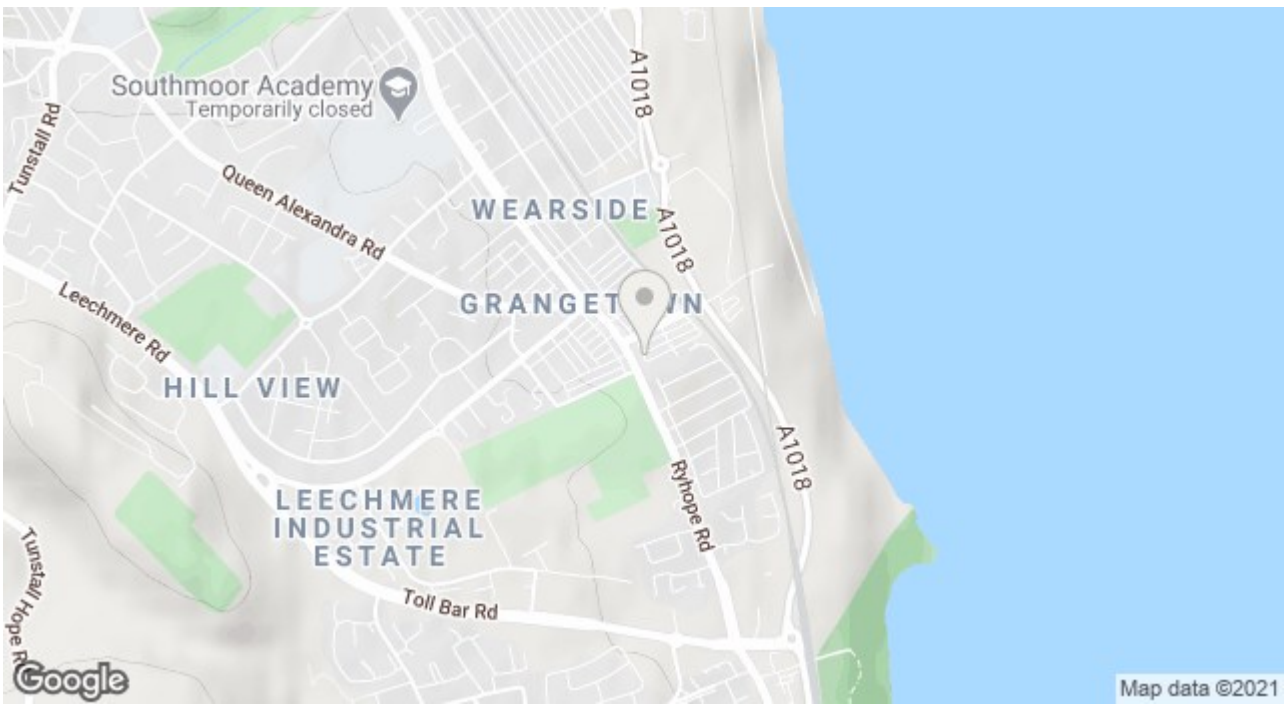
### Ground Floor

Approx. 65.9 sq. metres (709.9 sq. feet)



Total area: approx. 65.9 sq. metres (709.9 sq. feet)

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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.

