

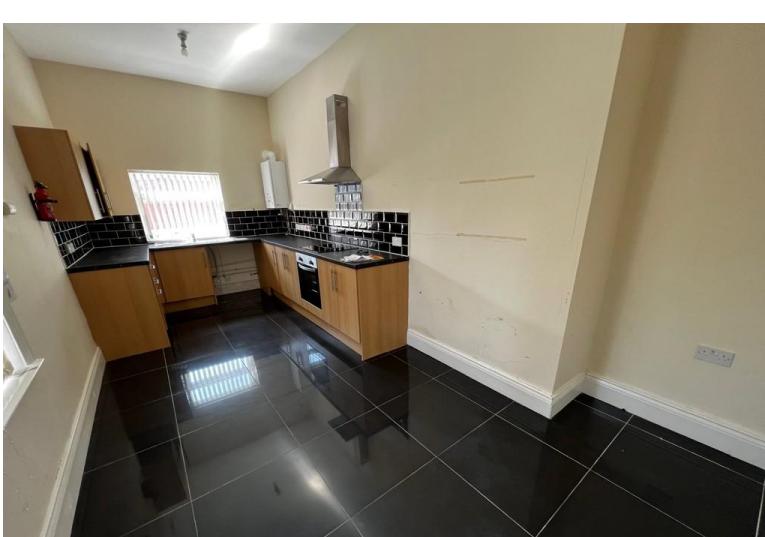


Stuart Edwards
ESTATE AGENTS

24 WHITEHALL TERRACE, SUNDERLAND, SR4 7SR
FOR SALE £114,950

DURHAM'S MOST EXPERIENCED PROPERTY PROFESSIONALS





FULL DESCRIPTION

Impressive terraced house in a popular location, close to both the hospital and major transportation routes, available with no onward chain.

This deceptively spacious living accommodation comprises: entrance lobby, hallway, lounge, dining room, large kitchen/diner and rear entrance lobby.

To the first floor there's a generous landing, 3 double bedrooms and a fully tiled bathroom with shower.

Externally there's a rear yard with double gates to provide off road parking and there's on street parking to the front.

Benefiting from a modern gas combi boiler and UPVC double glazing.

Having excellent local amenities along Chester Road yet also being within a short commute for the City Centre. Good local schooling to include, Diamond Hall Infant Academy and St Josephs Primary School. Available with no onward chain, viewings are recommended.

ENTRANCE

UPVC entrance door lead to lobby area and hallway with radiator and stairs with under stairs cupboard leading to the first floor landing.



LOUNGE

16' x 14' 7" (4.88m x 4.44m) White Louis style feature fireplace, bay window and double radiator.

DINING ROOM

14' x 12' 10" (4.27m x 3.91m) Radiator.

KITCHEN/DINER

20' 3" x 10' 2" (6.17m x 3.1m) Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit. Electric oven, ceramic hob and stainless steel extractor hood. Double radiator, ceramic tiled flooring, plumbed for automatic washing machine and wall mounted combi boiler.

REAR ENTRANCE LOBBY

Ceramic tiled flooring and UPVC rear entrance door.

STFIRST FLOOR LANDINGPACIOUS

BEDROOM 1

13' 11" x 12' 10" (4.24m x 3.91m) Radiator and built-in cupboard.

BEDROOM 2

16' x 10' 11" (4.88m x 3.33m) Radiator, bay window and built-in cupboard.

BEDROOM 3

12' 5" x 8' 3" (3.78m x 2.51m) Radiator.

SHOWER ROOM

Low level wc, wash hand basin, step-in shower cubicle with mains fed shower and fully tiled walls and flooring.

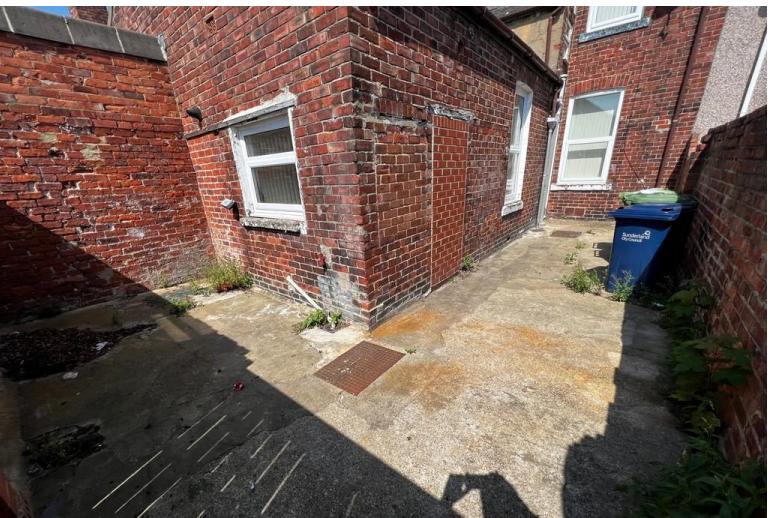
RAER YARD

With double gates to provide off road parking. There is on street parking to the front.

TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.





IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FINANCIAL ADVICE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

FREE VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



1 & 2 Blue Coat Buildings,
Claypath, Durham
County Durham, DH1 1RF

www.stuartedwards.com

e: enquiries@stuartedwards.com

t: 01913848440

f: 01913741289

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements