



29 Oxbridge Street, Grangetown, Sunderland, Tyne & Wear, SR2 9NQ

£70,000

**THOMAS WATSON**

Estate Agents

A partly modernised 2 bedroom mid terraced cottage situated in this convenient location close to Grangetown centre and a variety of local amenities. The property benefits from UPVC double glazing and briefly comprising entrance hall, hallway, living room/kitchen, 2 bedrooms, lobby, bathroom/wc and yard to rear with detached garage. Ideal investment opportunity.

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

#### HALLWAY

#### BEDROOM 1 (front) 4.75 x 4.04 (15'7" x 13'3")

Fitted gas fire.



#### BEDROOM 1



#### LIVING ROOM/KITCHEN 4.13 x 2.99 (13'7" x 9'10")

Fitted gas fire. Range of fully fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer.



## LIVING ROOM/KITCHEN



**BEDROOM 2 (rear) 2.74 x 2.43 (9'0" x 8'0")**

## LOBBY 1.85 x 1.99 (6'1" x 6'6")

Wash hand basin in vanity unit. Pvc clad walls. Wood flooring.



## BATHROOM/WC 1.97 x 1.67 (6'6" x 5'6")

Suite comprising panelled bath and low level wc. Maine gas water heater. Pvc clad walls. Towel rail.



## EXTERNAL

Yard to rear with detached garage (2.44 x 4.93)

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