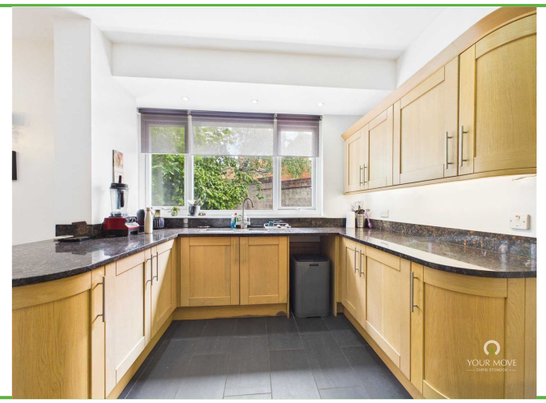
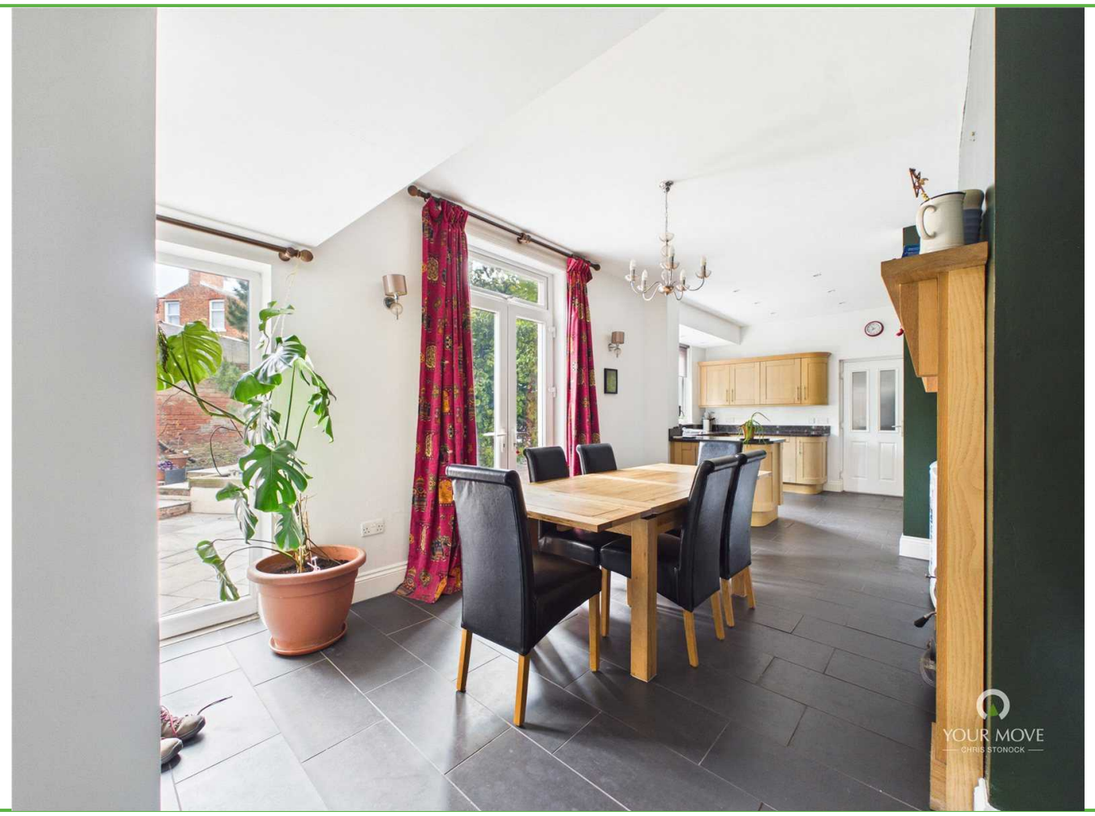
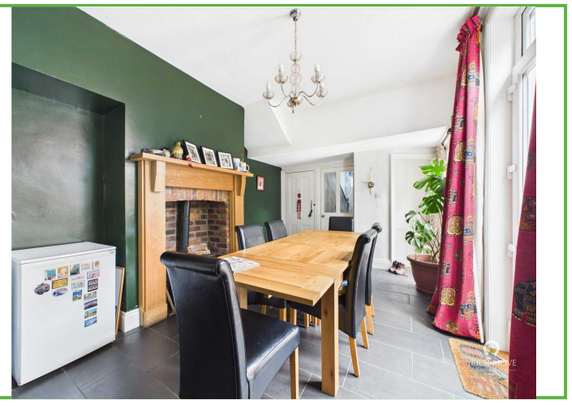
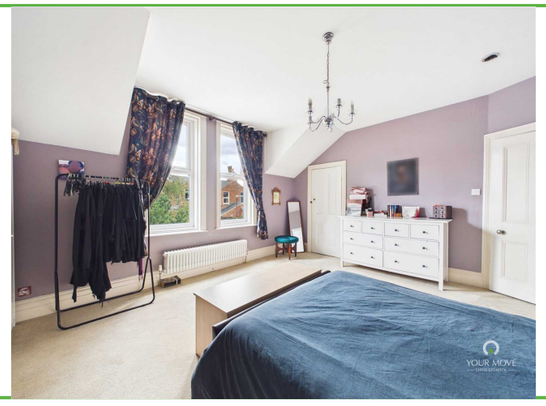


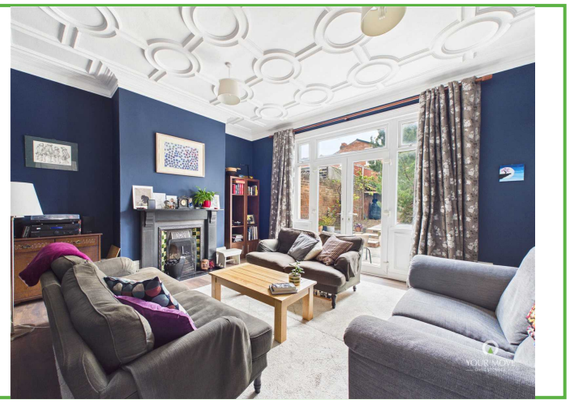














Evelyn Street, Sunderland, Tyne and Wear, SR2

Offers Over: £200,000

Tenure: Freehold

YOUR MOVE
CHRIS STONOCK

your-move.co.uk

Evelyn Street, Sunderland, Tyne and Wear, SR2

Offers Over: £200,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: TBC
Local Authority:

Other important information which you will need to know about this property can be found at your-move.co.uk

Well presented three bedroom end terraced home situated on Evelyn Street in the popular Thornhill area of Sunderland. Offering spacious and versatile accommodation, this lovely property combines character features with practical family living and benefits from three double bedrooms, two reception rooms, kitchen diner, utility room, WC, family bathroom and enclosed rear garden with off street parking. A must view property.

The property is entered via an entrance hall which provides access to the main ground floor accommodation. The first reception room is a bright and welcoming space, benefiting from a feature bay window which allows plenty of natural light into the room. The spacious lounge features a working fireplace, creating an attractive focal point to the room. Patio doors provide direct access onto the rear patio area, making this a versatile space for both relaxing and entertaining. The kitchen diner provides a fantastic family space, with the kitchen fitted with a range of wall and base units offering useful storage and preparation space. A feature multi fuel stove creates a cosy focal point, while patio doors provide access to the rear garden. Also to the ground floor is a convenient WC and a useful utility room. The utility room is plumbed for an automatic washing machine and also benefits from a ladder providing access to the loft, offering additional storage space.

To the first floor there are three double bedrooms, providing excellent accommodation for families and offering flexibility for guests, children or home working. The family bathroom is a generous space and features a freestanding bath together with a separate shower cubicle and WC.

Externally, the property benefits from an enclosed rear garden which includes a patio area, providing an ideal space for outdoor seating and entertaining. There is also a roller shutter door providing access to off street parking for one vehicle, adding valuable convenience.

Main

Entrnace Hall

Reception Room
15'6" (4.72) (max)x 14'3" (4.34)(max)

Lounge
14'7" x 17' (4.45m x 5.18m)

Kitchen Diner
12'1" x 27'9" (3.68m x 8.46m)

Utility Room
12' x 12'8" (3.66m x 3.86m)

WC
9'9"(max) x 4'11" (2.97m(max) x 1.5m)

First Floor

Bedroom One
14'3" x 15'7" (4.34m x 4.75m)

Bedroom Two
13'1" x 18'10" (4m x 5.74m)

Bedroom Three
11' x 10'3" (3.35m x 3.12m)

Bathroom
12' x 7'6" (3.66m x 2.29m)

Garden

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



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