



**Worcester Terrace  
Sunderland  
Tyne and Wear  
SR2 7AR**

**Offers in Excess of £78,000**

**bettermove**

# Worcester Terrace Sunderland

Bettermove are proud to present this 3 bedroom top floor maisonette in Sunderland available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby for permit holders only. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this well presented property with private access from the ground floor briefly comprises a spacious living room, the fitted kitchen, double bedroom and the family bathroom on the first floor. The second floor consists of 2 bedrooms, including the master bedroom. The exterior boasts a shared rear garden, perfect for enjoying the summer months.

Located in the popular city of Sunderland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Park Lane Metro Station, Sunderland Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

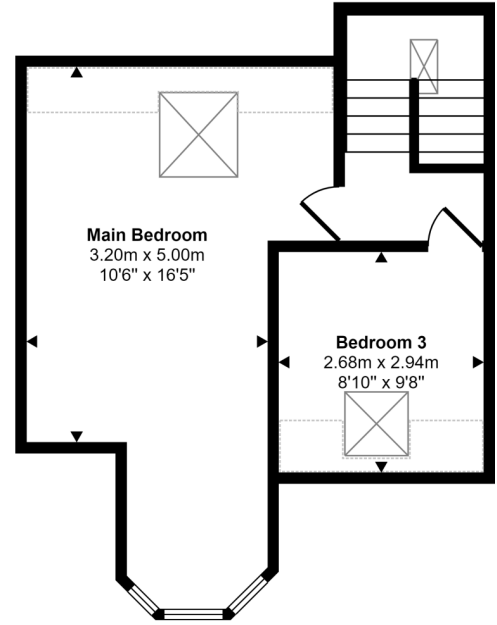
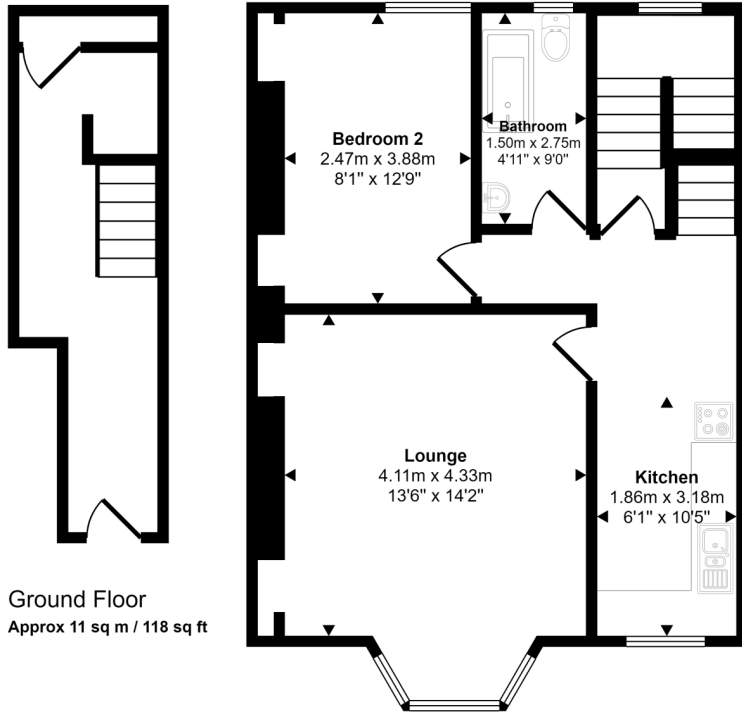
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Approx Gross Internal Area  
102 sq m / 1102 sq ft



**First Floor**  
Approx 55 sq m / 589 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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