



**32 Alwin**  
Rickleton  
Washington  
NE38 9EN

**£145,000**  
**Freehold**

Three Bedrooms  
End Terraced House  
Recently Refurbished Throughout  
Gas Central Heating and Double  
Glazing  
Gardens Front & Rear  
Early Viewing Recommended





Safe and Secure are delighted to welcome to the market this RECENTLY REFURBISHED Three Bedroom End Terraced House in the sought after area of Alwin, Rickleton.

The property benefits from re-fitted kitchen and bathroom, double glazing and gas central heating. With vacant possession, this home would suit a wide variety of buyers.

Early viewing is recommended.

### **ENTRANCE HALL**

Double glazed entrance door, understairs cupboard and radiator.

### **WC**

Double glazed window to front, low level wc and vanity unit.

### **LOUNGE**

13' 4" x 17' 7" (4.07m x 5.38m) Double glazed windows to front and rear and two radiators.

### **KITCHEN/DINER**

17' 7" x 9' 4" (5.37m x 2.86m) Fitted wall and base units, work surfaced, single drainer sink, built-in electric oven, built-in electric hob, extractor hood, space for washing machine, stairs to first floor, two radiators, double glazed window to front and rear and double door to rear.

### **LANDING**

Access to roof space, combination boiler and two storage cupboards.



### **BEDROOM ONE**

11' 9" x 12' 7" (3.59m x 3.85m) Double glazed window to rear and radiator.

### **BEDROOM TWO**

13' 7" x 10' 8" (4.15m x 3.27m) Double glazed window to rear and radiator.

### **BEDROOM THREE**

10' 5" x 6' 7" (3.20m x 2.03m) Double glazed window to front and radiator.

### **BATHROOM**

White three piece suite comprising of panelled bath, with shower over, vanity unit, low level wc, heated towel rail and double glazed window to rear.

### **FRONT GARDEN**

Laid mainly to lawn.

### **REAR GARDEN**

Laid mainly to lawn, paved area and fenced boundaries.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

A

C



**Houghton Le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.