

Cairo Street
Sunderland
SR2 8QW



Cairo Street

£99,995

INTRODUCTION

WELL PRESENTED 2 DOUBLE BEDROOM - ADDITIONAL DOUBLE LOFT ROOM ACCESSED BY FIXED STAIRS - MODERN KITCHEN - BATH/SHOWER ROOM UPSTAIRS - PLEASANT REAR GARDEN - DRIVEWAY TO FRONT ...

ENTRANCE HALL

Entrance via GRP double-glazed front door. Carpet flooring, carpeted stairs to first floor landing, door leading off to lounge.

LOUNGE

Measurements taken at widest points and into alcove.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, feature fire surround with built-in electric fire. Door leading off to dining kitchen.

DINING KITCHEN

Measurements taken at widest points.

Radiator, 4 white uPVC double-glazed windows, rear and side facing, external door leading to rear garden and patio. A range of wall and floor units in a modern finish with contrasting laminate work surfaces, integrated oven, 4 ring gas hob, matching extractor and glass splash back. Sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for washing machine, space for tall fridge/freezer, cupboard space under the stairs allowing extra storage.

FIRST FLOOR LANDING

Radiator, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Measurements taken at widest points.

Potential to create a small additional bedroom in this large space, but the current layout comprises laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes with sliding mirrored doors to one side of the alcove. A point where the bedroom narrows to approx. 5ft 2" wide but there is a built-in cupboard which could be opened up create more space, this smaller area of the bedroom has a front facing white uPVC double-glazed window, large built-in cupboard which goes back another 5ft and 4ft wide.

BATHROOM

A large bathroom which would formally have been a bedroom, it now comprises granite tile flooring, white towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, large corner quadrant shower with electric shower over and separate bath with chrome taps and panel. The walls and ceiling are finished in uPVC cladding and extractor fan within the bathroom.

BEDROOM 2

This is also a double bedroom.

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window, built-in cupboard which houses a modern Combi boiler. Fixed staircase which leads to a loft conversion.

LOFT ROOM

Carpet flooring, 2 wooden framed double-glazed roof window, recessed lights to ceiling, double radiator. This is a terrific space which is partially divided into 2 rooms interlocking and offers versatility for the new owners.

EXTERNALLY

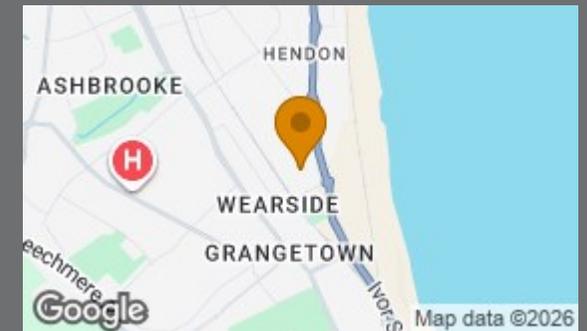


Local Authority

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		



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



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