

Cricklewood Drive  
Penshaw  
Houghton Le Spring  
DH4 7EA



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# Cricklewood Drive

## £210,000

### INTRODUCTION

3 DOUBLE BED SEMI-DETACHED - EXTENDED GARAGE CONVERSION INTO OFFICE/PLAYROOM - CONSERVATORY - MODERNISED KITCHEN & BATHROOM - WELL PRESENTED THROUGHOUT - WALKING DISTANCE TO HERRINGTON COUNTRY PARK - TERRIFIC OPPORTUNITY ...

### ENTRANCE PORCH

Entrance via GRP double-glazed door. Laminate wood-effect flooring, white uPVC double-glazed window. Door leading into lounge/dining room.

### LOUNGE/DINING ROOM

Measurement taken at widest points.

A lovely spacious living area with carpet flooring flowing throughout, 2 large double radiators, front facing white uPVC double-glazed window, white uPVC double-glazed doors leading out to conservatory at the rear. Ample space for dining table and lounge furniture and there is a centrally positioned staircase leading to first floor landing, doors leading off to additional family room, kitchen and conservatory.

### FAMILY ROOM

Professionally converted from what was the former garage, the family room offers versatile space on the ground floor with door leading directly off the lounge. Laminate wood-effect flooring, front facing white uPVC double-glazed window, radiator, recessed lights to ceiling. The family room could be used as a play room, games room, TV room or second lounge or lovely home office depending on the needs of the new owners.

### CONSERVATORY

Leading off the rear of the dining area, the conservatory has vinyl wood-effect flooring, white uPVC double-glazed windows, opaque polycarbonate roof and white uPVC double-glazed doors leading out directly onto the block paved patio. It enjoys a southeast aspect, which means it is sunny for most of the day, weather permitting.

### KITCHEN

Laminate wood-effect flooring, recessed lights to ceiling, radiator, rear facing white uPVC double-glazed window and white uPVC double-glazed door leading out to rear garden. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate work surfaces. Granite style sink with bowl and a half, single drainer and monobloc tap, space and plumbing for a washing machine, under bench space for separate fridge and freezer, integrated double electric oven and 4 ring ceramic hob with feature extractor chimney in stainless steel finish. The kitchen is well proportioned to provide for every need.

### FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to bathroom, built in cupboard which houses a modern combi boiler, which replaced in the last few years.

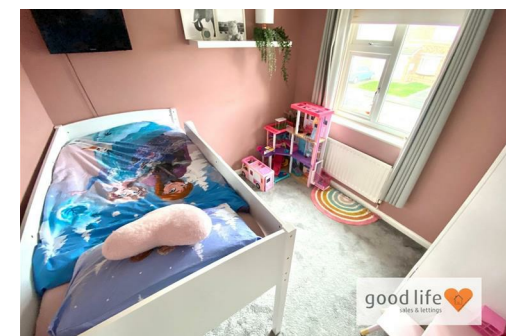
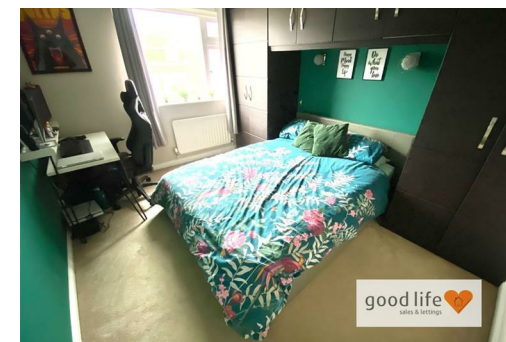
### BEDROOM 1

Good size double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space with a gap approx. 5ft 9" allowing for a king size bed.

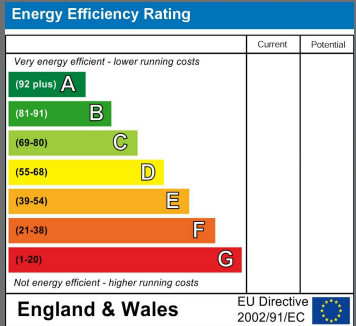
### BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window, built in cupboard providing storage and hanging space. This is also a double bedroom.



Local Authority  
Sunderland

Council Tax Band  
C



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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