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Sunderland
SR3 4AN



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Durham Road

£155,000

INTRODUCTION

WELL PRESENTED 3 DOUBLE BED SEMI - EN SUITE TO MAIN BEDROOM - LONG MULTI-CAR DRIVEWAY - MODERN BATHROOM & KITCHEN - GREAT LOCATION ON DURHAM ROAD - GOOD SIZE REAR GARDEN PLOT ...

ENTRANCE PORCH

Entrance via white UPVC double-glazed door. Laminate tile flooring, white uPVC double-glazed window and white uPVC double-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, door leading off to lounge.

LOUNGE

Stylish laminate tile effect flooring, double radiator, front facing white uPVC double-glazed bow window. Contemporary style electric fire fixed to chimney breast, understairs cupboard providing some storage and the location of the combi boiler and side facing white uPVC double-glazed window, wall mounted thermostat for the central heating system. Double doors leading to dining kitchen.

DINING KITCHEN

Stylish laminate tile flooring, radiator, white uPVC double-glazed window and patio doors leading out rear patio and garden. Modern fitted kitchen with a range of wall and floor units in a white finish with complementary laminate work surfaces. White composite sink with bowl and a half, single drainer and monobloc tap. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, space and plumbing for a washing machine, space for tall fridge/freezer. Double doors leading back into the lounge, door leading off to bathroom.

BATHROOM

Stylish floor tiles with complementary wall tiles in the entirety of the bathroom, rear facing white uPVC double-glazed window with privacy glass, recessed lights to ceiling. White bathroom suite comprising, toilet with low level cistern, sink built into vanity unit with chrome tap, bath with panel, glass shower screen over, chrome taps, and separate shower fed from the main central heating system. Extractor fan, towel heater style radiator.

FIRST FLOOR LANDING

Radiator, side facing white uPVC double-glazed window, loft hatch with pull down ladders providing easy access to the loft. 3 doors to bedrooms.

BEDROOM 1

Measurements do not include depth of fitted wardrobes. Good size double bedroom.

Carpet flooring, fitted wardrobes to 2 walls, 1 of which has sliding mirrored doors. Radiator, front facing white uPVC double-glazed window. Door leading off to en-suite.

EN-SUITE

Tiled flooring, toilet and sink built into vanity unit with concealed cistern and push button flush, side facing white uPVC double-glazed window, recessed lights to ceiling. Extractor fan.

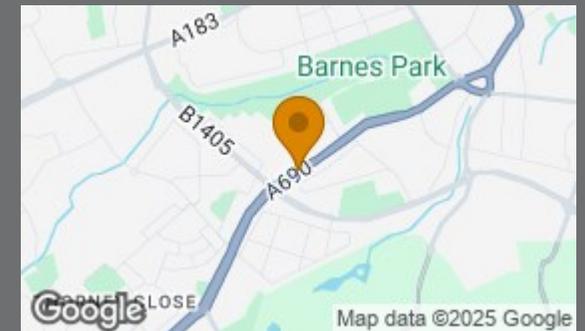
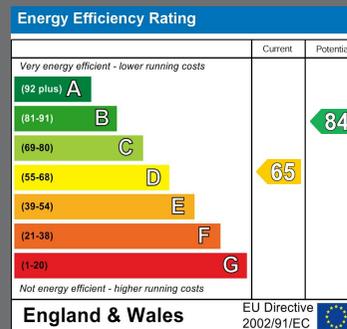
BEDROOM 2

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with sliding doors. This is a double bedroom.



Local Authority
Sunderland

Council Tax Band
A



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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