

Crosthwaite Grove
Hylton Castle
Sunderland
SR5 3SR



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sales & lettings

Crosthwaite Grove

£135,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this immaculate two-bedroom mid-link home on Crosthwaite Grove, Sunderland SR5. Recently renovated to a high standard, the property offers a stylish interior ready to move into, with a multi-car block-paved driveway to the front and a landscaped south-west-facing garden to the rear.

ENTRANCE HALL

Laminate wood-effect flooring, radiator and carpeted stairs to the first-floor landing. A door leads into the lounge.

LOUNGE

A comfortable living room with sufficient space for most furniture arrangements. Laminate wood-effect flooring, two radiators and a front-facing white uPVC double-glazed window with attractive views. A feature media-style wall incorporates acoustic panels for a contemporary finish. A door leads into the dining kitchen.

DINING KITCHEN

A stylish, high-quality space with Carrara marble-style floor tiles, a double radiator and built-in storage. White uPVC double-glazed patio doors open onto the rear decked patio, with a further white uPVC double-glazed window overlooking the garden. The modern fitted kitchen comprises wall and floor units in a light-grey finish with complementary darker laminate work surfaces. Appliances include an integrated electric oven, four-ring gas hob and integrated extractor hood. There is space for a tall fridge freezer and space and plumbing for a washing machine. A stainless-steel single-bowl sink with single drainer and Monobloc tap is set into the work surface, with attractive tiling to the splashback areas. A large built-in cupboard houses the central heating boiler. There is sufficient space for a dining table and chairs.

FIRST FLOOR LANDING

Carpeted stairs lead from the entrance hall to the first-floor landing, with a loft hatch and doors leading to the two bedrooms and bathroom.

BATHROOM

A beautifully appointed bathroom with wall and floor tiling in a light-grey natural stone-effect finish. The white bath has chrome taps and a shower supplied from the main hot water system, with a fixed overhead waterfall-style shower and a separate handheld shower. A folding glass shower screen is fitted over the bath. The WC and basin are incorporated into a vanity unit, with a concealed cistern, push-button flush and chrome basin tap. A rear-facing white uPVC double-glazed window has privacy glass. Further features include a tall designer-style radiator in a graphite finish, uPVC ceiling cladding, recessed LED lighting and an extractor fan.

BEDROOM 1

A good-sized double bedroom with carpet flooring, radiator and a front-facing white uPVC double-glazed window. A built-in cupboard provides storage, with a recess suitable for a dressing table and chair. The current owners have a wall-mounted flat-screen television.

BEDROOM 2

A good-sized single bedroom, currently used mainly as a dressing room. Carpet flooring, radiator and a rear-facing white uPVC double-glazed window with attractive views.

EXTERNALLY

A multi-car block-paved driveway leads to an attractive double-glazed front door, opening directly into the entrance hall.



Local Authority
Sunderland

Council Tax Band
A

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



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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