

General Havelock Road
Ford Estate
Sunderland
SR4 6XN



good life
sales & lettings

General Havelock Road

£134,995

INTRODUCTION

3 BED SEMI - DRIVEWAY & GARAGE - LARGE REAR GARDEN WITH NICE OUTLOOK - GAS & ELECTRICAL CERTS - MODERN KITCHEN & BATHROOM - NO CHAIN AVAILABLE FOR QUICK SALE- GREAT LOCATION - GOOD VALUE FOR FAMILY HOME ...

ENTRANCE HALL

Entrance via uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing. Door leading off to lounge, built in cupboard housing the electric meter and modern consumer unit (the property was previously let and has a compliant electric safety certificate.)

LOUNGE/DINING ROOM

Lovely size large lounge dining room.

Laminate wood-effect flooring, 2 radiators providing heat to the space, front facing white uPVC double-glazed bay window. Feature fire surround with marble hearth and back, under stairs cupboard providing storage. Natural dining area with white uPVC double-glazed doors leading out to the rear decked patio and garden beyond, door leading off to kitchen.

KITCHEN

Laminate tile effect flooring, rear facing white uPVC double-glazed window with views over the garden. Modern fitted kitchen with a range of wall and floor units in a cool white finish with contrasting laminate work surface, stainless steel sink with single bowl, single drainer and matching Monobloc tap, 4 ring integrated gas hob, feature extractor chimney in stainless steel finish, integrated electric oven, space and plumbing for a washing machine and dishwasher, space for tall fridge/freezer. The owner is happy to leave the appliances in the kitchen if required by the new owners.

FIRST FLOOR LANDING

Radiator, side facing white uPVC double-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1

Double bedroom.

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes with sliding mirrored doors running the length of one wall.

BEDROOM 2

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views over garden, neighbouring gardens and woodland/playing fields beyond.

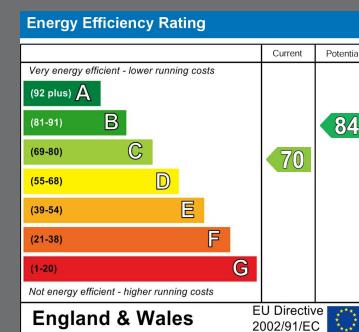
BEDROOM 3

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Freestanding wardrobes providing storage and hanging space. This is also 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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