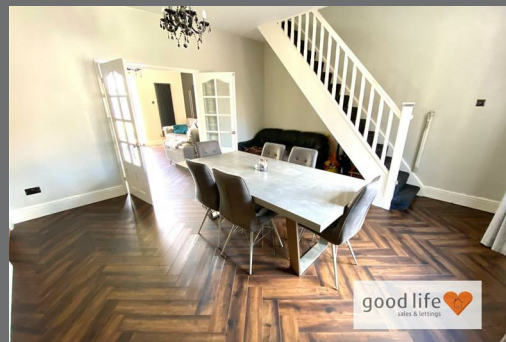


George Street West
New Silksworth
Sunderland
SR3 1HF



George Street West

£129,995

INTRODUCTION

3 BEDROOM MID TERRACE - LOVELY REAR GARDEN - DETACHED GARAGE - 2 RECEPTION ROOMS - MODERN BATHROOM & KITCHEN - NO CHAIN ...

REAR LOBBY

Entrance via GRP double-glazed door. Laminate tile effect flooring, built in cupboard, door leading off to ground floor bathroom, open doorway leading through to kitchen

BATHROOM

Laminate wood-effect flooring, chrome towel heater style radiator, white uPVC double-glazed window with privacy glass facing out onto rear courtyard. White bathroom suite comprising of, toilet with low level cistern, sink built into vanity unit with chrome tap, p-shaped bath with glass shower screen over and shower fed from the main combi boiler system. Extractor fan, uPVC cladding to walls and ceiling, recessed lights

KITCHEN

Measurements taken at widest points.

Laminate tile flooring, uPVC double-glazed window, vertical column style radiator, fitted kitchen with a range of wall and floor units in a cream finish with laminate wood-effect work surface, double integrated electric oven, 4 ring ceramic hob with feature extractor chimney in a stainless steel finish, stainless steel sink with single bowl, single drainer and matching Monobloc tap, space for tall fridge/freezer, space for washing machine and dryer, built in cupboard housing the combi boiler.

RECEPTION ROOM 2

LVT style flooring, double radiator, rear facing white uPVC double-glazed window, open plan staircase to first floor landing, built in cupboard providing storage. Double doors leading to reception room 1.

RECEPTION ROOM 1

Lovely spacious room with the continuation of the LVT flooring from reception room 2, vertical column style radiator and double radiator providing heat to the space, double glazed bi-fold doors opening out onto the garden and rear patio. Media style wall allowing space for a flat screen TV.

FIRST FLOOR LANDING

Loft hatch, 4 doors leading off, 1 to WC and 3 to bedrooms.

W C

Vinyl flooring, radiator, toilet with low level cistern, hand basin with chrome tap.

BEDROOM 1

Double bed.

Carpet flooring, radiator rear facing white uPVC double-glazed. Built in wardrobe and drawers to 1 wall.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 3

Capet flooring, double radiator, white uPVC double-glazed window. This is also a double bedroom.



Local Authority
Sunderland

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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