

Claxheugh Cottages
South Hylton
Sunderland
SR4 0RN



Claxheugh Cottages

£155,000

INTRODUCTION

UNIQUE 2 DOUBLE BEDROOM END OF TERRACE IN SUPERB SEMI-RURAL RIVERSIDE LOCATION - 100FT PLUS REAR GARDEN - GARAGE PLUS ENCLOSED CAR/VAN PORT - MAIN HOUSE FULLY UPDATED & VERY WELL PRESENTED WITH NO CHAIN.

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, double radiator, carpeted stairs to first floor landing, door leading off to lounge.

LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Attractive fire surround with built-in stone-effect gas fire. This is a nice size lounge and should accommodate most arrangements of furniture. Door leading off to dining kitchen.

DINING KITCHEN

Tiled flooring, modern white high gloss fitted kitchen with a range of wall and floor units, contrasting laminate work surfaces, integrated electric oven, 4 ring electric hob and feature extractor chimney in stainless steel finish. Stainless steel sink with bowl and half, single drainer and matching Monobloc tap. Space and plumbing for washing machine, space for under bench fridge and under bench freezer. White uPVC double-glazed window overlooking the rear and white uPVC double-glazed door leading out to the rear. Built-in cupboard housing modern Combi boiler and 2 additional white uPVC double-glazed windows rear and side facing with privacy glass.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window allowing light onto the landing space, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Measurements do not include depth of fitted wardrobes. Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobes with sliding mirrored doors to 1 wall. This is a large double bedroom.

BEDROOM 2

Carpet flooring, double radiator, rear facing white uPVC double-glazed window with views over garden and neighbouring gardens. This is also a large double bedroom.

BATHROOM

Tiled flooring, double radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, P-shaped bath with mosaic panel and covered glass shower screen with shower fed from the main Combi boiler system with additional chrome bath taps. The walls are finished in a ceramic tile, extractor fan. Electric shaving light/point.

EXTERNALLY

Low maintenance front garden which is devoted completely to driveway parking with shared access down the side of the property leading to more parking to the rear and detached garage.

The property benefits from a stunning rear garden with detached single garage with manual up and over garage door. Double gates leading to an enclosed carport, large garden extending into excess of 100ft with extensive lawn, 2 green houses, garden pond to the rear and perimeter fencing providing a good degree of privacy. The garden is a stunning feature of the property. There is shared access to the side of the property which also provides access to additional car standing to the rear.



Local Authority
Sunderland

Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		



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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