

Oxford Square  
Ford Estate  
Sunderland  
SR4 6PQ



good life   
sales & lettings

# Oxford Square

£124,995

## INTRODUCTION

IMPRESSIVE 2 DOUBLE MID LINK HOME - PLUS 36 SQUARE FOOT ADDITIONAL HOME OFFICE - LOVELY SOUTH FACING REAR GARDEN PLOT - SUPERB RECENT KITCHEN & BATHROOM - POTENTIALLY DOUBLE PARKING TO FRONT - NO CHAIN ...

## ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, built in cupboard housing the electric meter, electric consumer unit and also the gas meter. Carpeted stairs to first floor landing. Partially-glazed door leading into lounge.

## LOUNGE

Measurements taken at widest points.

Very spacious lounge

Laminate wood-effect flooring, large double radiator, front facing white uPVC double-glazed window, built in cupboard providing storage. Brick chimney breast with built in log burning stove. Partially-glazed door leading to dining kitchen.

## DINING KITCHEN

Lovely large space stretching the full width of the property to the rear. Continuation of the Laminate wood-effect flooring, double radiator, 3 rear facing white uPVC double-glazed windows and white uPVC double-glazed door leading out to rear patio and garden. Recently installed fitted kitchen with a range of stylish wall and floor units in a grey finish with black handles and stylish Carrara marble effect laminate wood-effect work surfaces with breakfast bar return at one end. Space for fridge/freezer, space for washing machine and dryer, integrated double electric oven and integrated microwave, Integrated 4 ring gas hob with designer style extractor fan and glass splash back. Stylish granite style sink with flexible monobloc tap, built in cupboard houses a recently installed combi boiler with further storage available, under stairs cupboard providing further storage still, attractive lighting to the ceiling. This is a really lovely high quality kitchen dining space.

## FIRST FLOOR LANDING

Double radiator, 4 doors leading off, 1 to small office, 2 to bedrooms and 1 to bathroom.

## OFFICE

Small room with carpet flooring, electric socket and lighting and rear facing white uPVC double-glazed window. Loft access with pull down ladders. This would be a good storage room or a perfect self contained compact home office for people working from home.

## BATHROOM

Very stylish recently installed bathroom with stylish flooring and wall tiles, fitted bathroom suite comprising, toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap, bath with tiled panel, black tap and black shower comprising fixed overhead shower and separate handheld shower. Matching bathroom cabinet and flat panel designer style radiator, recessed lights to ceiling and extractor fan, rear facing white uPVC double-glazed window with privacy glass.

## BEDROOM 1

Very large double bedroom.

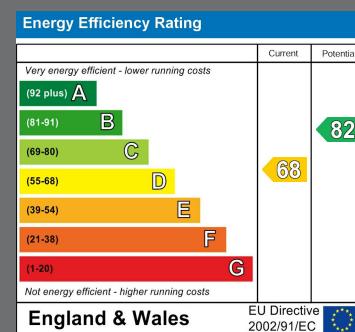
Measurements do not include depth of fitted wardrobes.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing storage, fitted wardrobes to 1 wall with sliding doors. This is a very large 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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