

Bingley Street  
Town End Farm  
Sunderland  
SR5 4PN



# Bingley Street

£110,000

## INTRODUCTION

2 DOUBLE BED SEMI-DETACHED HOME - LARGER STYLE WITH SPACIOUS LOUNGE - VERY NICE STREET - TERRIFIC COMMUTER LOCATION - MINUTES FROM A19 - UPVC DG & GCH VIA COMBI BOILER - SOUTH FACING REAR GARDEN - AMPLE ON STREET PARKING TO FRONT & REAR - GREAT FIRST TIME BUYER OR INVESTOR HOME - NO CHAIN ...

## ENTRANCE HALL

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

## LOUNGE

Really spacious lounge in this particular style of property.

Carpet flooring, large double radiator, front facing white uPVC double-glazed window with pleasant views, wall mounted electric plasma style fire. Door leading off to rear kitchen.

## REAR KITCHEN

There is a wall separating the kitchen from a separate utility which has the potential to be removed in the future (subject to any structural calculations required) which would create a much larger kitchen of over 14ft by 7ft approx.

The kitchen has vinyl tile effect flooring, radiator, rear facing white uPVC double-glazed window with views over the garden. Small fitted kitchen with a range of wall and floor units in a white high gloss finish with laminate work surface, stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for electric oven. Built in cupboard housing the combi boiler and gas meter. Door leading off to separate utility.

## UTILITY ROOM

Laminate wood-effect flooring, white uPVC door leading out to the rear garden, white UPVC double-glazed window above and to the side. Additional kitchen units with ample double sockets for appliances and large built in cupboard with folding door utilising the space under the stairs and is also the location for the electric meter and electric fuse box.

## FIRST FLOOR LANDING

Loft hatch, 3 doors leading off, 1 to bathroom and 2 to bedrooms.

## BATHROOM

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed windows with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, corner shower cubicle with shower seat and shower fed from the main combi boiler system. The walls are cladded around the shower area.

## BEDROOM 1

Very large double bedroom.

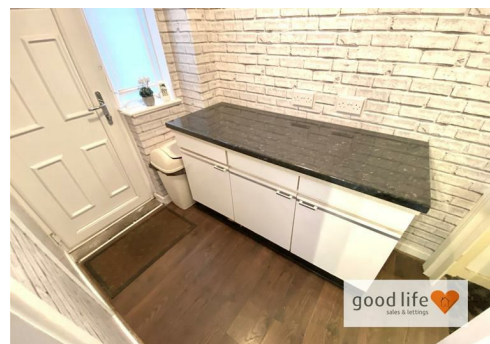
Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard over the stairwell providing additional storage.

## BEDROOM 2

Also a double bedroom.

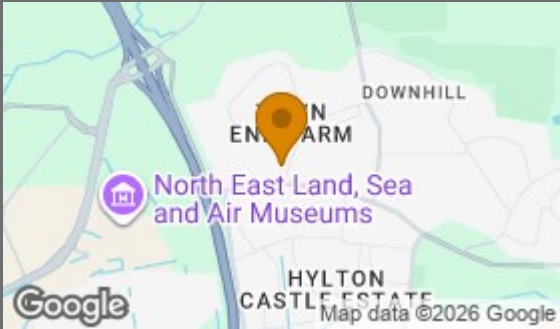
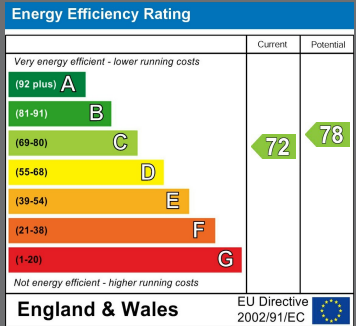
Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted double wardrobe with sliding doors providing a good degree of storage and hanging space.

## EXTERNALLY



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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