

Prestbury Road
Pennywell
Sunderland
SR4 9DW



Prestbury Road

£115,000

INTRODUCTION

3 BED SEMI-DETACHED - GARAGE & DRIVEWAY - LOUNGE & SEPARATE DINING ROOM - GOOD SIZE REAR GARDEN PLOT - SOUGHT AFTER LOCATION JUST OFF CHESTER RD - GREAT COMMUTER LOCATION - NO CHAIN ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Tiled flooring, white uPVC double-glazed windows, electric socket point and partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpeted stairs to first floor landing, radiator, under stairs cupboard, wooden framed single-glazed window forward facing into the porch, alarm key pad. Door leading into the kitchen, door leading into the lounge.

LOUNGE

Carpet flooring, gas fire with back boiler, single radiator, front facing white uPVC double-glazed bow window. Archway to the left hand side of chimney breast leading to separate dining room.

DINING ROOM

Continuation of the carpet flooring from the lounge, radiator, front facing white uPVC double-glazed window. Door leading off to kitchen.

KITCHEN

Modern kitchen with laminate wood-effect flooring, fitted units in a cream high gloss finish with complementary wood effect laminate work surfaces, stainless steel sink with single bowl, single drainer and Monobloc tap situated beneath a uPVC double-glazed window which has views over. Integrated electric oven, integrated 4 ring ceramic hob, integrated washing machine, space for tall fridge/freezer. Internal door leading into lounge, internal door leading to the garage.

SUNROOM

Accessed from the door at the rear garage. Tiled flooring, white uPVC double-glazed window and white uPVC double-glazed patio doors leading out onto rear patio and garden.

FIRST FLOOR LANDING

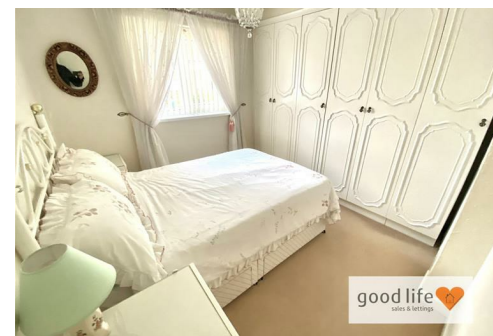
Side facing white uPVC double-glazed window, loft hatch, double radiator, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Recently refurbished with vinyl wood-effect flooring, radiator, 2 white uPVC double-glazed windows with privacy glass, side and rear facing. Double walk in shower cubicle with fixed glass screen and shower fed main hot water system, toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap. The walls are finished in part in ceramic tile and in part around the shower area in stylish tasteful cladding uPVC cladding.


BEDROOM 3

The room is L-shaped and measurements taken at widest points. Carpet flooring, front facing white uPVC double-glazed window, built in cupboard providing some storage. This is the smallest of the 3 bedrooms but still large enough to accommodate a double bed.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

good life 
sales & lettings