

Nursery Road Elstob farm Sunderland SR3 1NT



**NURSERY ROAD
SR3**

A stunningly presented extended 3 bed semi with beautiful sunny garden plot, extended kitchen, conservatory, double reception/dining room - in a great location!

- ♥ 3 BEDROOM SEMI-DETACHED
- ♥ EXTENDED KITCHEN
- ♥ BEAUTIFUL CONSERVATORY
- ♥ IMMACULATE INTERIOR
- ♥ BEAUTIFUL REAR GARDEN

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Nursery Road

Asking Price £245,000

INTRODUCTION

STUNNING EXTENDED 3 BED SEMI - EXTENDED KITCHEN - BEAUTIFUL CONSERVATORY - IMPECCABLY PRESENTED INTERNALLY- GORGEOUS - GARDEN WITH SUNNY ASPECT - SOUGHT AFTER LOCATION ...

ENTRANCE HALL

Entrance via uPVC double-glazed door. LVT flooring (Karndean) double radiator, carpeted stairs to first floor landing, understairs cupboard, door leading off to lounge dining, door leading off to kitchen.

LOUNGE DINING ROOM

26'5 x 11'9

Measurements taken at widest points.

Beautiful room illuminated by white uPVC double-glazed window to the front and white uPVC double-glazed patio doors to the rear, stylish LVT flooring throughout, 2 double radiators, log effect gas fire built into the chimney breast. The rear patio doors open out onto a lovely block paved patio and have gorgeous views over the south west facing garden.

EXTENDED KITCHEN

15'2 x 8'1

Measurements take at widest points

Stylish tiled flooring, tasteful quality fitted kitchen with a range of wall and floor units in a cream finish with natural wood work surface, ceramic sink with single bowl, single drainer and monobloc tap situated beneath a uPVC double-glazed window which offers lovely views over the patio and garden. Integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer, 4 ring ceramic hob and integrated electric oven both NEFF. White uPVC double-glazed patio doors lead out to conservatory.

CONSERVATORY

15'0 x 7'6

Continuation of the tiled flooring from the kitchen, opaque polycarbonate roof, white uPVC double-glazed windows and white uPVC double-glazed patio leading directly out to the rear patio. The conservatory overlooks the garden and enjoys a southern aspect.

FIRST FLOOR LANDING

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

BEDROOM 1

15'3 x 11'0

Lovely large double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed bay window.

BEDROOM 3

9'7 x 7'1

The room is L shaped and measurements taken at widest points.

Good size single bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window, built in cupboard providing storage.

BEDROOM 2

11'6 x 10'10

Large double bedroom.

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

BATHROOM

8'3 x 6'5

Well appointed stylish bathroom. Tiled flooring, column style radiator, freestanding bath with waterfall style shower built into the wall, sink with vanity below and chrome tap, toilet with low level cistern, double shower cubicle with sliding glass doors and shower fed from the main hot water system. The walls are finished in their entirety in stylish ceramic tile within the shower cubicle continuing to a modern clean white tile outside. Recessed lights to the ceiling, 2 white uPVC double-glazed windows with privacy glass, side and rear facing.

EXTERNALLY

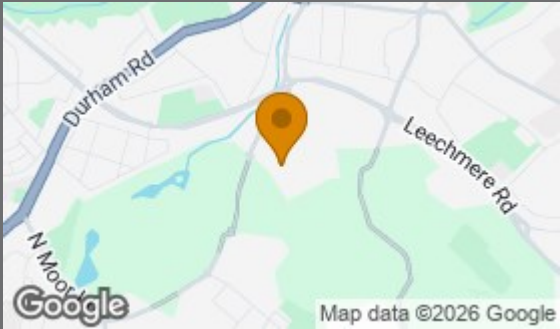
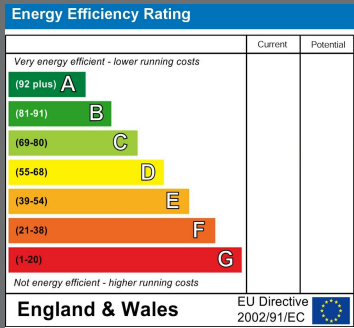
Block paved driveway suitable for parking at least 1 vehicle with well maintained lawn garden leading to garage.

The property has a lovely rear garden with south west facing aspect, block paved patio immediately adjacent to the rear of the property and steps leading to a well maintained lawn, perimeter fencing to 3 sides.



Local Authority
Sunderland

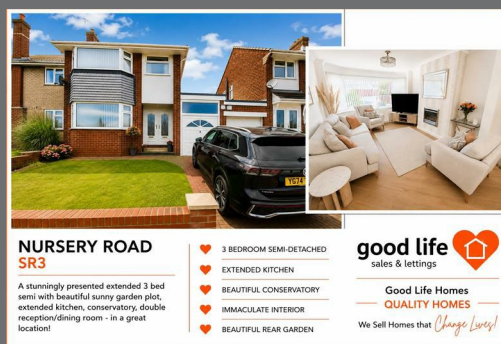
Council Tax Band
C



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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