

Lindisfarne
Sunderland
SR2 0JQ



Lindisfarne

£134,995

INTRODUCTION

LOVELY 2 DOUBLE BED LARGER STYLE SEMI - GREAT LOCATION OFF BURDON LANE - LARGE MANICURED REAR GARDEN PLOT - MODERNISED AND WELL PRESENTED - POTENTIAL TO TURN LARGE FRONT BEDROOM INTO 2 BEDROOMS

ENTRANCE HALL

Entrance via white uPVC double-glazed window. Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing, under stairs cupboard, door leading off to lounge.

LOUNGE

A lovely size lounge.

Laminate wood-effect flooring, feature electric fireplace, double radiator, front facing white uPVC double-glazed bow window. Set of double doors leading through into the dining kitchen.

DINING KITCHEN

Lovely space stretching the full width of the house to the rear. Laminate wood-effect flooring in the dining area and tiled flooring in the kitchen area, large built-in cupboard utilising space under the stairs and additional storage, 2 white uPVC double-glazed windows with lovely views over the rear garden, and white uPVC double-glazed door leading out to the enclosed rear lobby. Fitted kitchen with a range of wall and floor units in a white finish with complementary laminate wood-effect work surfaces. Sink with single bowl, single drainer and Monobloc tap, space and plumbing for a washing machine, space and plumbing for a gas cooker.

ENCLOSED REAR LOBBY

L-shaped, enclosed rear lobby.

Poly-carbonate roof providing a waterproof useable space to adjoin the main house to what would have formally been the old wash house. Laminate tile flooring, white uPVC double-glazed door leading to the front, double-glazed patio doors leading out to the rear. Electric sockets and lighting, white uPVC double-glazed window in the former wash house area. This has currently been used as utility space for additional useful storage.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with privacy glass, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Measurements do not include depth of fitted wardrobes which will add additional width onto the bedroom. Carpet flooring, double radiator, 2 front facing white uPVC double-glazed windows. Fitted wardrobes to 1 wall with sliding doors, additional built-in cupboard. Please note, that this very large front bedroom is often converted into 2 bedrooms thereby creating a 3 bedroom home and utilising the rear bedroom as the principal bedroom.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built-in cupboard providing storage. This is a double bedroom.

BATHROOM

Wet room style flooring, shower from the main hot system with shower rail and curtain, sink with single pedestal and chrome tap, toilet with low level cistern, extractor fan. Chrome towel heater style radiator providing heating. Rear facing white uPVC double-glazed window with privacy glass. The walls and ceiling are finished in uPVC cladding.

EXTERNALLY



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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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