Leominster Road

Ashbrooke
Sunderland
SR2 9HG

good life
sales & lettings

Leominster Road

£249,500

INTRODUCTION
RECENTLY RENOVATED 3 BED SEMI - EXTENDED KITCHEN - DETACHED GARAGE & DRIVEWAY - PROMINENT CORNER PLOT LOCATION - NEW FLOOR COVERINGS THROUGHOUT - GARDENS BEAUTIFULLY MAINTAINED - NO CHAIN ...

ENTRANCE PORCH
Entrance via white uPVC double-glazed door. Carpet flooring, white uPVC double-glazed window and partially-glazed door leaidng to entrance hall.

ENTRANCE HALL
Laminate wood-effect flooring, radiator, stairs to first floor, front facing wooden framed single-glazed leaded bow window into the porch. 3 doors leading off 2 to reception rooms and 1 to kitchen.

RECEPTION ROOM 1
A lovely size room with large bay window allowing lots of light into the space. Laminate wood-effect flooring, radiator, white uPVC double-glazed bay window.

RECEPTION ROOM 2
Another large reception room with laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views over rear garden towards the detached garage.

EXTENDED KITCHEN
The room is L-shaped and measurements taken at the widest points.
Extended to the side to side create additional space. The kitchen has vinyl tile-effect flooring, double radiator, 2 white uPVC double-glazed windows, side and rear facing. Modern fitted kitchen with a range of wall and floor units in a light cream finish with natural woodwork surfaces, integrated electric oven, 4 ring ceramic hob and integrated extractor. Under bench space for an appliance, space for tall fridge/freezer. Ample additional cupboard space, partially-glazed door leading to rear lobby.

REAR LOBBY
1 built-in cupboards housing the Combi boiler. Separate WC leading off. White uPVC double-glazed door leading to the rear garden.

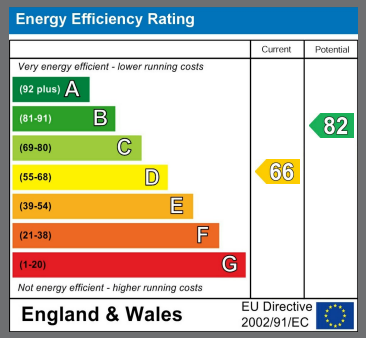
FIRST FLOOR LANDING
Side facing white uPVC double-glazed window with privacy glass, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM
Vinyl wood-effect flooring, chrome towel heater style radiator. Recent white bathroom suite comprising toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap, bath with panel, chrome tap with separate shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower, glass shower screen over. 2 white uPVC double-glazed windows with privacy glass, side and rear facing. Touch sensitive bathroom mirror. Please note the bathroom has only recently been installed.

BEDROOM 1
Measurements do not include depth of fitted wardrobes.
Carpet flooring, radiator, front facing white uPVC double-glazed bay window. Extensive fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

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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