

Parkside South  
East Herrington  
Sunderland  
SR3 3RA



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# Parkside South

£395,000

## INTRODUCTION

STUNNING EXTENDED 4 BED SEMI - EXTENDED TO SIDE & REAR  
- VERY LARGE PLOT - MULTI-CAR PARKING TO FRONT - BEAUTIFULLY LANDSCAPED REAR GARDEN PLOT - MODERNISED  
& STYLISH INTERNALLY - GARAGE WITH INTEGRAL DOOR INTO KITCHEN - VERY SOUGHT AFTER LOCATION ...

## ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Tiled flooring, white uPVC double-glazed window with leaded glass and original partially-glazed door leading into entrance hall.

## ENTRANCE HALL

Stylish laminate wood-effect flooring, column style radiator, carpeted stairs to first floor landing with original staircase and stylish panelling. 4 doors leading off, 1 to wc, 1 to dining kitchen and 2 to reception rooms.

## RECEPTION ROOM 1

Laminate wood-effect flooring, beautiful front facing large white uPVC double-glazed bay window with views over garden, radiator concealed behind cover. Stylish limestone style fireplace with matching hearth and built in gas log burning style stove.

## RECEPTION ROOM 2

Laminate wood-effect flooring, double radiator, white uPVC double-glazed windows and uPVC double-glazed door with step down and views over and access to rear patio and garden. This is beautiful room with feature fireplace in a quartz finish at its centre with coal effect gas fire.

## W C

Laminate wood-effect flooring, stylish toilet with low level cistern, hand basin built into vanity unit with chrome tap. Extractor fan. Alarm key pad.

## DINING KITCHEN

Porcelain tile flooring running throughout, tall column style radiator providing heat to the space, white uPVC double-glazed window with lovely views over the garden in the dining area and white uPVC double-glazed patio doors leading out to the patio and with views over the rear garden. Stylish fitted kitchen with a range of wall and floor units in a cream high gloss finish with natural wood work surfaces, stainless steel sink with single bowl, single drainer and stylish monobloc tap, double integrated electric Smeg oven, and 5 ring Smeg hob situated below a matching designer style extractor fan. Integrated fridge/freezer, Internal door leading directly into the garage.

## FIRST FLOOR LANDING

Built in cupboard providing useful storage and the location of the modern combi boiler, carpet flooring, rear facing white uPVC double-glazed window. 6 doors leading off, 4 to bedrooms, 1 to bathroom, 1 to WC.

## BATHROOM

Tiled wood effect flooring, beautiful bathroom suite with sink built into vanity unit with chrome tap, freestanding bath with floor mounted chrome tap and showerhead attachment, double shower cubicle with electric shower. Front facing white uPVC double-glazed window with leaded style glass, recessed lights to ceiling, tall towel heater style radiator. Stylish tiling choices to the walls.

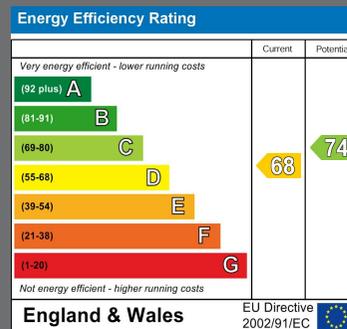
## SEPERATE WC

Wood effect tile flooring, stylish tiling choices to the wall with mosaic border, side facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern. Recessed lights to ceiling.



Local Authority  
Sunderland

Council Tax Band  
E



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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