

# Acomb Court Sunderland SR2 9SR



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# Acomb Court

£164,995

## INTRODUCTION

LARGER STYLE 3 BED SEMI WITH GARAGE - POPULAR ST AIDENS ESTATE - CONSERVATORY TO REAR - LARGE LOUNGE THROUGH DINING ROOM - MODERN KITCHEN - NO CHAIN ...

## ENTRANCE PORCH

White uPVC double-glazed door leading into. Vinyl flooring, white uPVC double-glazed window and partially-glazed door leading into entrance hall.

## ENTRANCE HALL

Carpet flooring, wooden framed single-glazed window facing into entrance porch, radiator, carpeted stairs first floor landing, under stairs cupboard. Doors leading to lounge/dining room and breakfasting kitchen.

## LOUNGE/DINING ROOM

Carpet flooring, double radiator to the front and single radiator to the rear, white uPVC double-glazed windows to the front and rear. Feature fire surround in the lounge area with granite hearth and back and built-in coal-effect gas fire. This is a lovely large space with windows at either end.

## DINING KITCHEN

Vinyl flooring, radiator, 3 white uPVC double-glazed windows, partially-glazed door leading out to conservatory. Modern fitted kitchen with a range of wall and floor units in a cream finish with contrasting laminate work surface. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for under bench fridge, space for electric oven, wall mounted Combi boiler, partially-glazed door leading to the conservatory.

## CONSERVATORY

Vinyl flooring, white uPVC double-glazed windows and opaque polycarbonate roof, white uPVC double-glazed door, plumbing for washing machine, electric sockets and lighting.

## FIRST FLOOR LANDING

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

## BATHROOM

Vinyl flooring, radiator, 2 white uPVC double-glazed windows with privacy glass, 1 side and 1 rear facing. Toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps. The walls are finished in a ceramic tile to approx. half height and loft access.

## BEDROOM 1

Measurements taken at widest points.

Carpet flooring, front facing white uPVC double-glazed window, radiator. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a good size double bedroom.

## BEDROOM 2

Single bedroom.

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

## BEDROOM 3

This is also a double bedroom.

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

## EXTERNALLY



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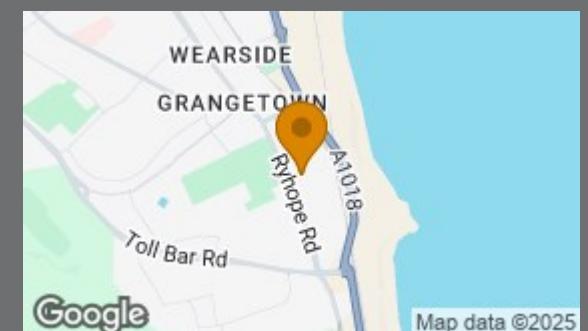
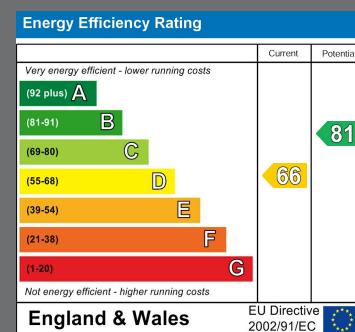


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Local Authority

Council Tax Band

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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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