

Prestbury Road
Pennywell
Sunderland
SR4 9DX



Prestbury Road

£110,000

INTRODUCTION

2 DOUBLE BED SEMI-DETACHED - GREAT PLOT WITH LONG DRIVEWAY - REAR GARDEN WITH SUNNY ASPECT - NEW ROOF IN RECENT YEARS - WELL PRESENTED INTERNALLY - HAS GAS & ELECTRICAL CERTS FOR BUY TO LET - FTB, DOWNSIZER OR INVESTMENT - JUST OFF A183 CHESTER RD GREAT COMMUTER LOCATION - NO CHAIN ...

LOUNGE

Entrance via white uPVC double-glazed door. Carpet flooring, double radiator, front facing white uPVC double-glazed bow window, under stairs cupboard providing some storage, carpeted stairs to first floor landing, coal effect gas fire, partially-glazed door leading off to kitchen/diner.

KITCHEN/DINER

Laminate tile effect flooring, single radiator and double radiator, white uPVC double-glazed French doors leading out to rear garden and patio, white uPVC double-glazed window looking out over garden. The area is split into 2 distinct zones, a dining area with a brick archway into which the kitchen area has been placed. The kitchen has a range of wall and floor units in a white finish with contrasting laminate work surfaces. Large ceramic sink with bowl and a half, single drainer with stylish chrome tap is positioned beneath the window with lovely views over the garden, integrated double electric oven situated at waist height for convenience. Space and plumbing washing machine, space for a tall/freezer. Wall mounted modern Combi boiler, door leading to utility/store area.

UTILITY ROOM/STORE ROOM

Formally the wash house and coal house, part of the wall has been removed to create an open storage area. Comprising of; rear facing white uPVC double-glazed window with privacy glass, 2 recently replaced uPVC double-glazed doors providing access to the front and rear.

FIRST FLOOR LANDING

Single radiator, side facing white uPVC double-glazed window, loft hatch. 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Measurements taken at widest points.

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

BEDROOM 2

Varnished natural wood flooring, single radiator, white uPVC double-glazed window with views over Aldi and KFC car parks, garden and neighbouring gardens.

BATHROOM

Vinyl mosaic effect flooring, single radiator, 2 white uPVC double-glazed windows side and rear facing. Recently installed quality white bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome taps with shower head attachment plus separate electric shower with shower rail and curtain over. The walls are partially finished in a white ceramic tile with attractive mosaic border.

EXTERNALLY

The property benefits from a long driveway suitable for parking at least 2 vehicles with a very well maintained front lawn and borders, well maintained brick wall and fencing, side gate leading into the what was previously the wash house and now is the utility area suitable for storage.

The property benefits from a very well maintained rear garden which has a paved patio immediately adjacent to the house, area of lawn, small veg garden area, green house and garden shed.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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