

Cambridge Road
Silksworth
Sunderland
SR3 2DQ



Cambridge Road

£135,000

INTRODUCTION

2 DOUBLE BED EXTENDED SEMI - LARGE GARAGE EXTENSION TO SIDE - MODERN KITCHEN - MODERN BATHROOM - NEW ROOF - NO CHAIN - WELL MAINTAINED GARDENS - DRIVEWAY - GREAT LOCATION...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Tiled flooring, white uPVC double-glazed windows and white uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, carpet stairs to first floor landing, radiator, under stairs cupboard which is also the location for gas and electric meters and electric fuse box. Door leading off to lounge.

LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed window, feature fire surround in a wood effect finish with quartz hearth and back and built in coal effect gas fire. Double doors to separate dining room.

DINING ROOM

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the garden. Wall mounted thermostat for the central heating system, built in cupboard providing storage. Double doors leading through to lounge, sliding glazed door leading to kitchen.

KITCHEN

Laminate tile effect flooring, double radiator, rear facing white uPVC double-glazed window with views over garden. Well organised modern fitted kitchen with a range of units in a light grey finish and complementary laminate work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, stainless steel sink with single bowl, single drainer and Monobloc tap, space and plumbing for a washing machine, space for a tall fridge/freezer, uPVC door leading out to rear lobby.

REAR LOBBY

Forms part of an extension to the original house. Access directly into the garage and access via double-glazed door into the rear garden.

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

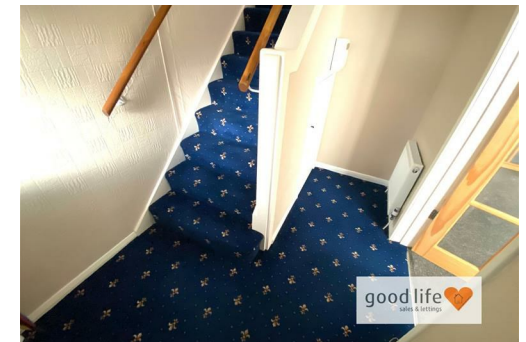
Measurements are taken at widest points including the depth of fitted wardrobes, however, please note that the full width of the room without the fitted wardrobes is approx. 18ft 2" which provides sufficient space to create 2 bedrooms in this very large front bedroom.

2 front facing white uPVC double-glazed windows, large radiator, built in cupboard which provides shelving. Fitted wardrobes to 1 wall which provides a good degree of storage and hanging space.

BEDROOM 2

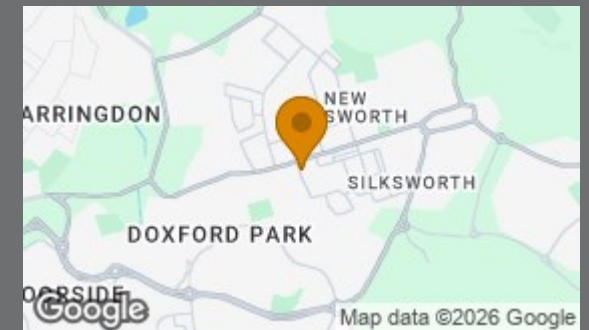
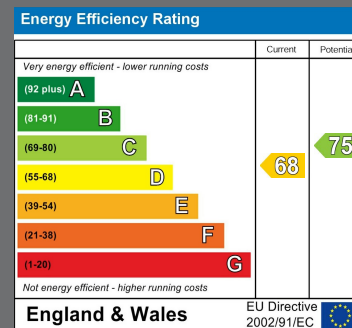
Measurements do not include the depth of fitted wardrobes, without the fitted wardrobes the room would measure 11ft 8" x 10ft 10"

Good size double bedroom. Carpet flooring, radiator, white uPVC double-glazed window. Built in cupboard housing the combi boiler which provides hot water and central heating to the property.



Local Authority
Sunderland

Council Tax Band
B



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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