

Tadcaster Road
Thorney Close
Sunderland
SR3 4NR



Tadcaster Road

£97,500

INTRODUCTION

3 BED SPACIOUS SEMI - GREAT LOCATION WITHIN THORNEY CLOSE - ATTRACTIVE OPEN ASPECT TO REAR - LARGE CONSERVATORY TO REAR - NO CHAIN ...

ENTRANCE PORCH

White uPVC double-glazed door leading into. Laminate wood-effect flooring, double radiator, white uPVC double-glazed windows, partially-glazed door leading into dining room.

DINING ROOM

Accessed directly from the entrance porch. The dining room has laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window, door leading off to lounge. The dining is also open plan to the kitchen and the kitchen and dining room could quite easily be combined into one room which is often the case in this type of property.

KITCHEN

Fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate wood-effect work surfaces, space and plumbing for a washing machine, space and plumbing for gas cooker, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, rear facing white uPVC double-glazed window. The kitchen is open plan to the dining room. The dining and kitchen combined 16ft 10" x 10ft with measurements taken at widest points. Door leading to rear hallway.

REAR HALLWAY

Carpet flooring, carpeted stairs to first floor landing, built-in cupboard housing the electric fuse box, white uPVC double-glazed door leading to conservatory.

CONSERVATORY

Vinyl wood-effect flooring, white uPVC double-glazed windows, poly-carbonate roof, white uPVC double-glazed doors leading out to rear patio and gardens.

FIRST FLOOR LANDING

Radiator, rear facing white uPVC double-glazed window with lovely views, 4 built-in cupboards providing storage, one of which contains modern Combi boiler. 5 doors leading off, 1 to WC, 1 to shower room and 3 to bedrooms.

W C

Vinyl flooring, white toilet with low level cistern, rear facing white uPVC single-glazed window with privacy glass.

BATHROOM

Updated as a wet room, the bathroom has vinyl wet room style flooring, radiator, white sink with chrome tap, shower fed from the Combi boiler system. Rear facing white uPVC double-glazed window with privacy glass. The walls are fully tiled.

BEDROOM 1

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bow window.

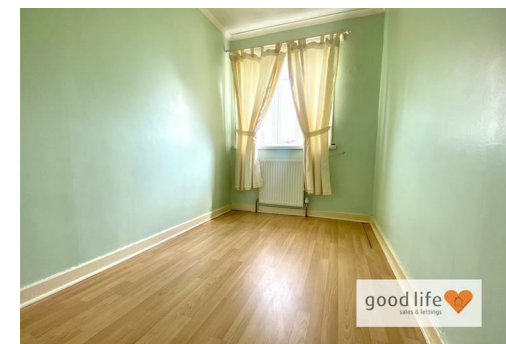
BEDROOM 2

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bow window.

BEDROOM 3

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bow window.

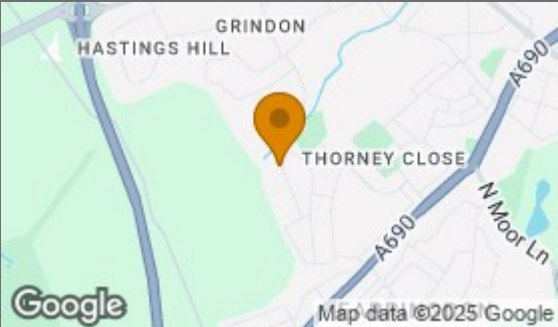
EXTERNALLY



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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