

Runcorn Road
Redhouse
Sunderland
SR5 5ET



Runcorn Road

£77,000

INTRODUCTION

2 DOUBLE BEDROOM SEMI-DETACHED - DRIVEWAY TO FRONT - GENEROUS REAR GARDEN PLOT - WET-ROOM STYLE BATHROOM- UPVC DOUBLE GLAZING - GCH - SUITABLE FOR FTB'S / INVESTORS / BTL ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing, radiator. Door leading off to lounge.

LOUNGE

Carpet flooring, radiator, front facing white uPVC double-glazed bow window, fire surround in a quartz finish with matching hearth and back and built in coal effect gas fire. Partially-glazed door leading off to kitchen.

KITCHEN

Stretching across the width of the property to the rear. Tiled flooring, radiator, white uPVC double-glazed window and white uPVC double-glazed door leading out to the rear. Folding door into built in cupboard which houses the combi boiler.

FIRST FLOOR LANDING

Loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BATHROOM

Recently updated to create a wet room style bathroom with shower, wet room style waste, circular shower rail and curtain and shower fed from the main combi boiler. Part of the walls are uPVC cladding and part are ceramic tile, extractor fan, recessed LED lights to the ceiling.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a large double bedroom.

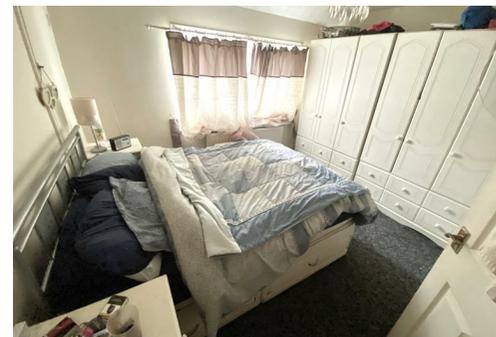
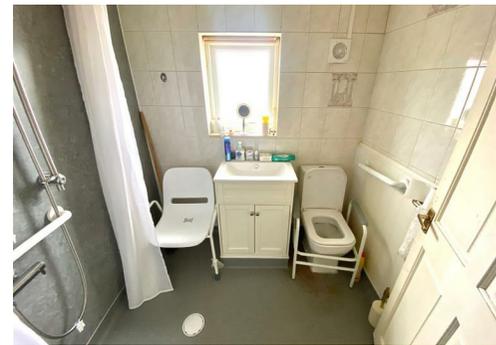
BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a double bedroom.

EXTERNALLY

Dropped kerb with driveway parking for at least 1 vehicle possibly more. Completely block paved to the front for low maintenance.

The rear garden is completely paved for low maintenance.



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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

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