

Dene Street
New Silksworth
Sunderland
SR3 1BZ



Dene Street

£79,950

INTRODUCTION

LARGE CORNER PLOT WITH CONSERVATORY - 2 DOUBLE BEDROOMS
- RENTAL COMPLIANT - SOUTH FACING AT REAR - DRIVEWAY PARKING FOR 2+ CARS - NO CHAIN - RENTAL ASSESSMENT UP TO £700pcm
- GOOD CENTRAL LOCATION ...

DINING KITCHEN

Entrance via GRP double-glazed door. Carpet flooring, radiator, white uPVC double-glazed patio doors with views over patio and pleasant greenery beyond. Built in understairs cupboard providing additional storage. Modern wall mounted combi boiler which we are advised is landlord compliant as the property was formally rented out. Gas meter. Small fitted kitchen area with a range of wall and floor units in a wood finish with contrasting laminate work surface, integrated electric oven, stainless steel sink with single bowl, single drainer and matching monobloc tap. Space and plumbing for a washing machine, space for tall fridge/freezer just in front of the combo boiler. Front facing white uPVC double-glazed window situated above the sink area, extractor fan. Internal door frame rear hallway.

INTERNAL HALLWAY

Carpet flooring, carpeted stairs to first floor landing, door leading off to lounge, door leading off to dining kitchen, uPVC door leading directly into conservatory. Wall mounted thermostat for central heating system. Alarm key pad.

LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed window, white uPVC double-glazed patio doors leading directly out to conservatory.

CONSERVATORY

Tiled flooring, warm roof has been added some point, white uPVC double-glazed windows with lovely views over the garden and greenery beyond, fitted venetian blind to each window and roller blind to uPVC double-glazed exit door which leads onto a paved patio area adjacent to the shed. Internal uPVC door leading directly back into the rear hallway, double uPVC doors leading directly into the lounge.

FIRST FLOOR LANDING

Front facing white uPVC double-glazed window, 3 doors leading off, 2 to bedrooms and 1 to bathroom. Modern consumer unit which we understand is landlord compliant as the property was rented until recent times.

BATHROOM

Vinyl tile-effect flooring, toilet with low level cistern, large double corner shower with uPVC cladding and shower fed from the main combi boiler system, sink with single pedestal and chrome tap. The remainder of the bathroom is finished in uPVC wall cladding and there is folding doors leading into.

BEDROOM 2

Double bedroom.

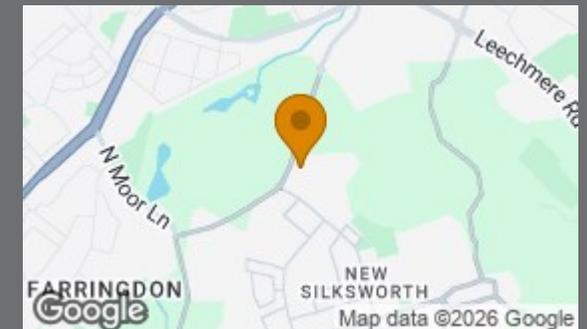
Carpet flooring, large double radiator, rear facing white uPVC double-glazed window with lovely green views. Built in shelving providing some storage, loft hatch with pull down ladder.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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