

Lufton Close
Sunderland
SR2 0GF



Lufton Close

£225,000

INTRODUCTION

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing. Door leading off to WC, 2 doors leading off to dining kitchen and lounge.

W C

Laminate wood-effect flooring, hand basin with chrome tap, toilet with concealed cistern and push button flush. Radiator, panelled walls, stylish décor, extractor fan.

LOUNGE

Carpet flooring, 2 radiators, 2 white uPVC double-glazed windows, side and front facing. This is a lovely size lounge with stylish décor.

DINING KITCHEN

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, white uPVC double-glazed patio doors side facing leading to the garden. Beautiful designer style kitchen in a taupe-coloured wood grain finish with integrated electric oven and integrated combination microwave, integrated 4 ring gas hob with designer style extractor chimney and stainless steel splash back, integrated double fridge/freezer, granite style sink with bowl and a half, single drainer and black Monobloc tap. Space at one end for a dining table and chairs as can be seen in the photographs. Door leading off to separate utility.

SEPERATE UTILITY ROOM

Laminate wood-effect flooring, side facing white uPVC double-glazed window, built-in cupboard housing the integrated washing machine with stainless steel sink above with chrome tap. Wall mounted central heating boiler. Large storage cupboard providing useful additional storage.

FIRST FLOOR LANDING

Radiator, rear facing white uPVC double-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms, 1 to bathroom and large built-in cupboard providing storage.

PRINCIPAL BEDROOM

A lovely double master bedroom. Carpet flooring, radiator, side facing white uPVC double-glazed window. Door leading off to spacious en suite.

EN SUITE

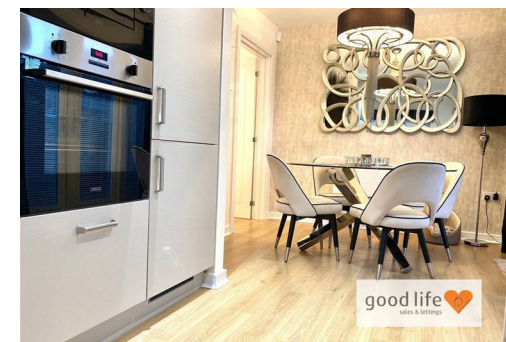
Vinyl wood-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Double shower cubicle with sliding doors, shower main hot water system, toilet with concealed cistern and push button flush, sink with single pedestal and chrome tap. Stylish tiling around the toilet and sink area and within the full area within the shower cubicle.

BEDROOM 3

Carpet flooring, radiator, side facing white uPVC double-glazed window. This room is large enough to accommodate a double bed.

BEDROOM 2

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





Local Authority
Sunderland

Council Tax Band
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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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