

Springbank Road
Springwell
Sunderland
SR3 4EF



Springbank Road

£110,000

INTRODUCTION

LARGER SIZE 3 BED SEMI-DETACHED - DESIRABLE SPRINGWELL LOCATION - REQUIRES SOME UPDATING PRICED TO REFLECT - UPVC DOUBLE GLAZING - NO CHAIN ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Stairs to first floor, white uPVC double-glazed window with privacy glass, double radiator. Door leading off to the kitchen, door leading off to the lounge.

LOUNGE

Larger style front facing lounge in this larger style 3 bedroom home. Double radiator, front facing white uPVC double-glazed window.

KITCHEN

Tiled flooring, white fitted kitchen with a range of wall and floor units with laminate wood-effect surfaces, integral electric oven, 4 ring gas hob and extractor chimney in stainless steel finish, double radiator, rear facing white uPVC double-glazed window, combi boiler, stainless steel sink with single bowl, single drainer and Monobloc tap. Door leading off to utility and wash house, door leading off to dining room.

DINING ROOM

Double radiator, rear facing white uPVC double-glazed window. Sharing a wall with the kitchen with the potential to make more open plan in the future.

UTILITY AREA

White uPVC double-glazed door leading to the rear garden, electric sockets and lighting.

FIRST FLOOR LANDING

Loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1

Rear facing white uPVC double-glazed window, built in cupboard.

BEDROOM 2

Measurements are approx.

Radiator, front facing white uPVC double-glazed window, built in cupboard housing some storage. This is also a double bedroom.

BEDROOM 3

Large single bedroom.

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

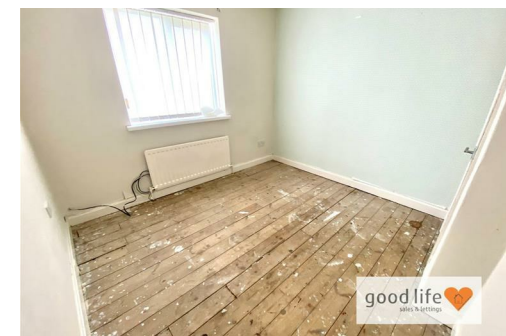
BATHROOM

Radiator, 2 white uPVC double-glazed windows with privacy glass, side and rear facing. White bathroom comprising of toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps, electric shower over. The walls are mostly finished in a ceramic tile some uPVC cladding.

EXTERNALLY

On street parking, the property enjoys a part corner plot with a large front garden and paving.

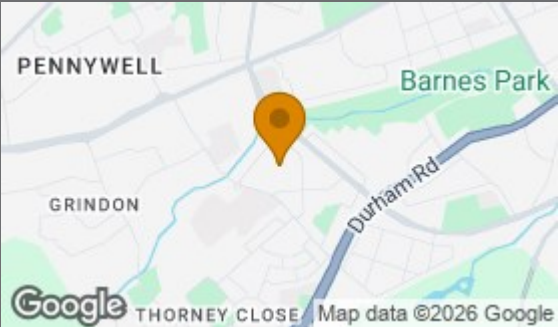
The garden is overgrown but recently cut back so potential purchasers can see the boundary. It offers a good size rear garden and enjoys a decent size plot with quite well maintained garden on either side.



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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