

Trotter Terrace  
Sunderland  
SR2 0LA



# Trotter Terrace

£149,995

## INTRODUCTION

2 DOUBLE BEDROOM SEMI-DETACHED - DRIVEWAY & GARAGE - CONSERVATORY - LOVELY REAR GARDEN - DOWNSTAIRS WC - BEAUTIFULLY PRESENTED & MODERNISED - QUIET STREET IN CENTRAL POSITION - QUALITY INDIVIDUALLY BUILT HOME ...

## ENTRANCE PORCH

Entrance via GRP double-glazed door. Carpet flooring, radiator, side facing white uPVC double-glazed window. Door leading directly into lounge.

## LOUNGE

Measurements taken at widest points.

Carpet flooring, double radiator, front facing white uPVC double-glazed window, open plan staircase leading to first floor landing, feature panelled wall, wall mounted thermostat for the central heating system and open doorway leading to internal lobby.

## INTERNAL LOBBY

Large built in cupboard, door leading off to WC, door leading off to dining kitchen.

## W C

Vinyl tile effect flooring, hand basin with black tap and storage beneath, toilet with concealed cistern and push button flush. Extractor fan, recessed lights to ceiling.

## BREAKFASTING KITCHEN

Laminate wood-effect flooring, radiator, modern fitted kitchen with a range of wall and floor units in high gloss finish with natural wood work surfaces, integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, circular stainless steel sink with matching drainer and flexible Monobloc tap. Space and plumbing for a washing machine, space for under bench freezer, space for under bench fridge. Breakfast bar arrangement with space for stools beneath, white uPVC double-glazed window facing into conservatory and doors leading directly into conservatory.

## CONSERVATORY

Ceramic tile flooring, double radiator, opaque polycarbonate roof, white uPVC double-glazed windows, white uPVC double-glazed door leading directly out to rear garden. This is a lovely additional feature and living space for the property

## FIRST FLOOR LANDING

Loft hatch with pull down ladder, double radiator, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BEDROOM 1

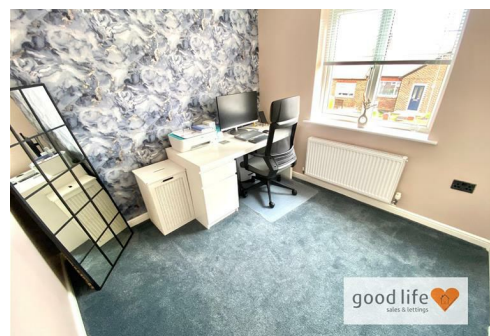
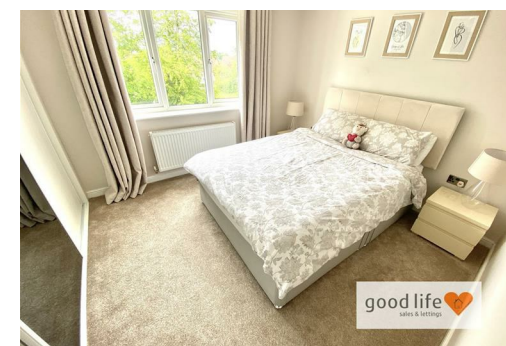
Good size double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes running the length of 1 wall with sliding doors, 1 of which is mirrored, providing a good degree of storage and hanging space.

## BEDROOM 2

Also a double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. 2 built in cupboards providing lots of useful additional storage space.



Local Authority  
Sunderland

Council Tax Band  
B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	75	80

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



## Contact

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