Hollinside Road

Nookside
Sunderland
SR4 8BG

good life
sales & lettings

Hollinside Road

£139,500

INTRODUCTION
BEAUTIFUL 3 BEDROOM SEMI-DETACHED - DESIRABLE NOOKSIDE LOCATION - DRIVEWAY PARKING FOR 2 MIN VEHICLES - MODERNISED & VERY WELL PRESENTED THROUGHOUT - LOVELY REAR GARDEN PLOT ENJOYING SUNNY ASPECT - GORGEOUS READY TO MOVE INTO HOME - GREAT COMMUTER SPOT HANDY FOR EVERYWHERE! ...

ENTANCE PORCH
Entrance via uPVC double-glazed door. White uPVC double-glazed windows, carpet flooring, white uPVC double-glazed door leading to lounge.

LOUNGE
Measurements taken into bay and at widest points.
Laminate wood-effect flooring, 2 double radiators, front facing white uPVC double-glazed bay window, open plan staircase leading to first floor, partially-glazed door leading off to dining kitchen.

DINING KITCHEN
Vinyl tile effect flooring, radiator, white uPVC double-glazed patio doors with fitted blinds leading out to rear garden and patio, rear facing white uPVC double-glazed window. Lovely stylish fitted kitchen with a range of wall and floor units in a soft painted finish with contrasting laminate wood-effect work surface, circular stainless steel sink with matching drainer and Monobloc tap. Integrated electric oven, 5 ring gas hob, feature extractor chimney and glass splash back, under bench space for fridge and freezer, integrated washing machine. Additional built in cupboards to the dining area which provide additional storage and which is also location of the gas combi boiler. Recessed lights to ceiling.

FIRST FLOOR LANDING
Side facing white uPVC double-glazed window, loft hatch with pull ladders and facilities for storage above. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM
Tiled flooring, matching tiles to approx. half height around the sink and basin with mosaic border and to full height around the bath area. White bathroom suite comprising of, toilet with level cistern, sink built into unit beneath with chrome tap, bath with panel and chrome taps, separate shower with fixed overhead shower and separate hand held shower, and glass shower screen. White uPVC double-glazed window with privacy glass. Recessed lights to ceiling.

BEDROOM 3
The room is L-shaped and measurements taken at widest points.
Carpet flooring, double radiator, 2 white uPVC double-glazed window, front and side facing. The room has fitted wardrobes with sliding mirrored doors and is perfect for a single bedroom or a good size home office as can be seen in the photos.

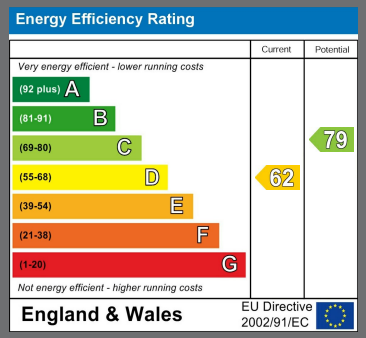
BEDROOM 2
Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is a double bedroom.

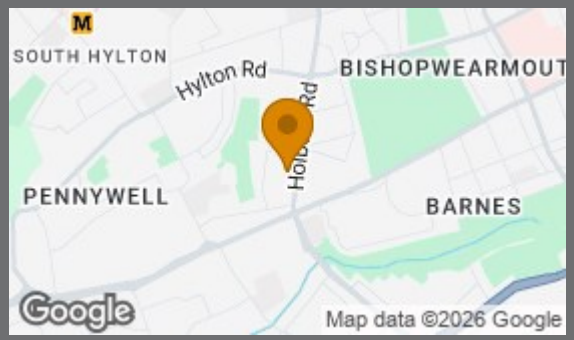
BEDROOM 1
Good size double bedroom.
Measurements do not include depth of fitted wardrobes on one wall.
Carpet flooring, double radiator, front facing white uPVC double-glazed window. 2 sets of wardrobes with a good degree of storage and hanging space.

EXTERNALLY

Local Authority
Sunderland

Council Tax Band
A





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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