

Henley Road  
Nookside  
Sunderland  
SR4 8AS



good life   
sales & lettings

# Henley Road

£150,000

## INTRODUCTION

UNIQUE ONE OF A KIND LUXURY HOME - SIMPLY STUNNING 3 DOUBLE BEDROOM END LINK - LARGE FABULOUS EXTENSION TO REAR - LARGE PROFESSIONALLY BUILT GARDEN ROOM/OFFICE - FABULOUS KITCHEN/DINING/FAMILY ROOM - ISLAND UNIT WITH GRANITE WORK SURFACE - PROFESSIONALLY DESIGNED FITTED WARDROBES ...

## ENTRANCE HALL

Entrance via GRP double-glazed door. Natural wood flooring, radiator, stairs leading to first floor landing, door leading off to lounge.

## LOUNGE

A lovely size spacious lounge with natural wood flooring, open chimney breast with electric log burner style stove, front facing white uPVC double-glazed bay window, radiator, feature panelled wall, recessed lights to ceiling. Under stairs cupboard, door leading off to rear dining/kitchen/family room.

## DINING/KITCHEN/FAMILY ROOM

An absolutely superb extended space, the likes of which is rarely seen in this type of property. The extension runs virtually the width of the house to the rear and comprises natural wood flooring, vertical column style radiator, radiator concealed behind radiator cover. Superb range of fitted kitchen units including double integrated oven, integrated microwave, integrated 5 ring range master ceramic hob, extractor with bespoke hood. Space for American style fridge/freezer, integrated dishwasher, inset stainless steel sink with bowl and a half and flexible Monobloc tap situated upon an island with impressive granite work top and facility to use a breakfast bar. Dining space within the dining kitchen, sofa space for relaxing, 2 double-glazed roof windows allow lots of light to stream into the space and there are double-glazed patio doors to the rear with fixed pane either side allowing even more light and direct access to the rear garden.

## BATHROOM

Tiled, flat panel radiator, rear facing white uPVC double-glazed window with privacy glass. Stylish bathroom suite comprising, toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap, P-shaped bath with glass shower screen over, chrome taps, and shower fed from the main hot water system. Matching storage unit, recessed lights to ceiling, extractor fan.

## BEDROOM 1

Measurements taken widest points.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Stylish fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a double bedroom.

## BEDROOM 2

This is also a double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Stylish fitted wardrobes to 2 walls providing a good degree of storage and hanging space with matching drawers and dressing table.

## BEDROOM 3

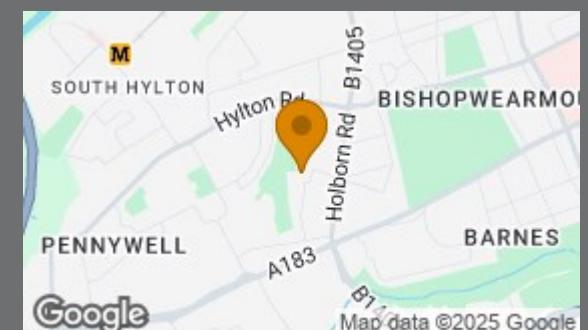
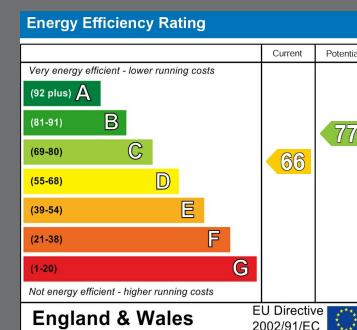
Stairs to second floor.

Absolutely fabulous space with carpet flooring, double radiator, 2 large double-glazed roof windows with fitted blinds, built in cupboards utilising sloping ceilings plus additional eaves storage. Recessed lights to ceiling.



**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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