

Bordeaux Close  
Northfield Green  
Sunderland  
SR3 2SR



# Bordeaux Close

## £270,000

### INTRODUCTION

IMPRESSIVE 3 BEDROOM DETACHED BUNGALOW - SOUGHT AFTER DEVELOPMENT - BEAUTIFUL PLOT WITH GORGEOUS MANICURED REAR GARDEN - FREEHOLD - ALMOST DOUBLE GARAGE WITH INTEGRAL DOOR INTO KITCHEN - CONSERVATORY WITH SOLID ROOF - PRIVATE CUL DE SAC POSITION - NO CHAIN - SPACIOUS LOUNGE - RECENT KITCHEN ...

### ENTRANCE HALL

Carpet flooring, radiator, doors leading off to bedroom 1, bedroom 2 and 3, door leading off to bathroom, door leading off to lounge. Built in cupboard providing storage.

### BEDROOM 2

Comfortable double bedroom.

Carpet flooring, radiator, white uPVC double-glazed window facing onto driveway.

### BEDROOM 3

Generous single bedroom.

Carpet flooring, radiator, white uPVC double-glazed window facing onto front lawn. Fitted wardrobes to 1 wall and fitted drawer unit also. The wall between this bedroom and bedroom 1 has been partially removed into an archway providing open access to bedroom 1, which allows bedroom 3 to function as a dressing room. This could quite easily be returned to a separate room or retained as is depending on the needs of the new owner. Bedroom 3 retains its own access/exit door from entrance hall.

### BEDROOM 1

Double bedroom.

Carpet flooring, radiator, white uPVC double-glazed window facing onto front lawn. Fitted wardrobes to 1 wall with a gap of approx. 5'1 allowing space for a double/king size bed.

### BATHROOM

Tiled flooring, white towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal, white bath with tiled panel, chrome tap with showerhead attachment. The walls are finished in a ceramic tile with decorative border. Large built-in cupboard provides some storage.

### LOUNGE

A lovely size lounge.

Carpet flooring, radiator, side facing white uPVC double-glazed window with privacy glass, aluminium double-glazed sliding doors leading out conservatory. Feature fire surround with a built in electric fire. Doors leading off entrance hall, doors leading off to kitchen and conservatory.



Local Authority

Council Tax Band

D

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (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>                             |         |           |
| 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



## Contact

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