

Corning Road
Alexandra Park
Sunderland
SR4 6EE



good life 
sales & lettings

Corning Road

£175,000

INTRODUCTION

MODERN 3 DOUBLE BED SEMI-DETACHED - EN SUITE TO MASTER BEDROOM - DRIVEWAY & GARAGE - STYLISH DINING KITCHEN - DOORS LEADING OUT TO LANDSCAPED GARDEN AND PATIO - WELL PRESENTED THROUGHOUT...

ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Carpet flooring, radiator, alarm key pad, door leading off to lounge.

LOUNGE

Measurements taken at widest points.

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Door leading into internal hallway.

INTERNAL HALLWAY

Radiator, carpeted stairs to first floor landing, door leading directly into garage, door leading to WC, door leading to kitchen/dining room.

W C

Laminate wood-effect flooring, radiator, white toilet with low level cistern, white hand basin with chrome taps. Extractor fan. White Metro tiles to approx. half height.

KITCHEN/DINING ROOM

Quartz stylish tile flooring, white uPVC double-glazed patio doors leading out to rear garden and white uPVC double-glazed window overlooking the rear garden. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate works surface, integrated electric oven, 4 ring gas hob, feature extractor chimney in stainless steel finish. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an American style fridge/freezer, radiator concealed behind cover in the dining area. In the dining area there is ample space for table and chairs.

FIRST FLOOR LANDING

Loft hatch, built-in cupboard, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Vinyl flooring, radiator, side facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps.

PRINCIPAL BEDROOM

A good size double bedroom.

Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows with elevated views across the river. Door leading off to en suite.

EN SUITE

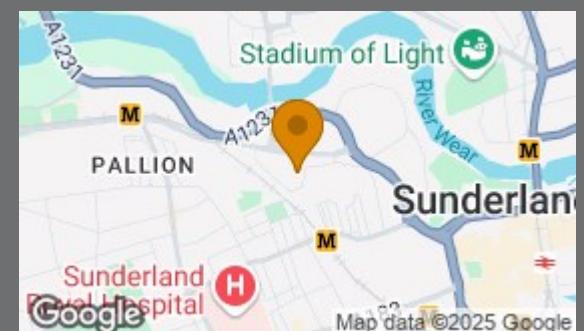
Vinyl tile-effect flooring, radiator, front facing white uPVC double-glazed window. White toilet with low level cistern, white sink with single pedestal and chrome tap, double shower cubicle with sliding glass doors and shower fed from the main hot water system. The walls within the shower above the sink and toilet area are finished in a modern stylish ceramic tile.



Local Authority
Sunderland

Council Tax Band
B

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