

Durham Road
Humbledon
Sunderland
SR3 4AN



good life 
sales & lettings

Durham Road

£145,000

INTRODUCTION

ATTRACTIVE 3 DOUBLE BED SEMI-DETACHED - WELL PRESENTED - DRIVEWAY - GENEROUS WELL MAINTAINED REAR GARDEN PLOT - EXCEPTIONAL VALUE ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, carpeted stairs to first floor landing. Partially-glazed door leading to lounge.

LOUNGE

Measurements taken at widest points

A lovely large living room with laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, under stairs cupboard providing storage. Double doors leading to kitchen.

KITCHEN

Laminate wood-effect flooring, double radiator, fitted kitchen with a range of wall and floor units in a medium wood-effect finish with complementary laminate work surfaces, stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, integrated electric oven, 4 ring ceramic hob. White uPVC double-glazed window with views over the garden, door leading off to bathroom, door leading off to rear lobby.

BATHROOM

Laminate slate-effect flooring, black designer style towel heater radiator. New bathroom suite comprising of bath with panel, black taps, matching separate shower, glass shower screen over, sink built into vanity unit with black taps and matching handles. Stylish tiles to the walls, rear facing white uPVC double-glazed window with privacy glass. UPVC cladding to the ceiling with recessed lights.

REAR LOBBY

Recess for tall fridge/freezer, white uPVC double-glazed door leading to the rear porch, door leading off to WC.

W C

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern.

REAR PORCH

Wooden framed single-glazed window, access door to the side of the property and rear garden.

FIRST FLOOR LANDING

Radiator, side facing white uPVC single-glazed window, loft hatch. 3 doors leading off to bedrooms.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing some storage. This is a large double bedroom.

BEDROOM 2

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

BEDROOM 3

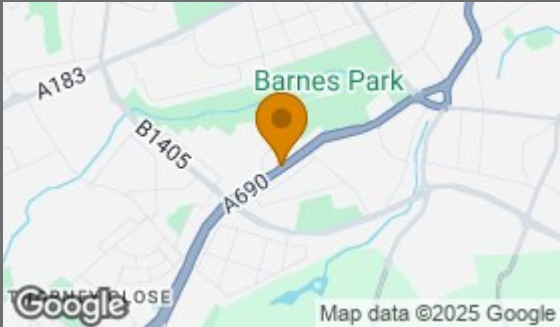
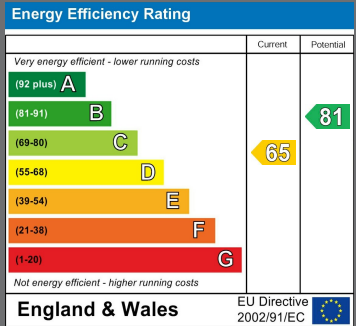
Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window. This is also a good size double bedroom.

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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