

Langley Road
Tunstall
Sunderland
SR3 1AH





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sales & lettings



Langley Road

Asking Price £219,995

INTRODUCTION

3 BED EXTENDED SEMI ON LARGE PLOT - DOUBLE GARAGE WITH REMOTE DOOR & ELECTRICS - STUNNING LARGE REAR GARDEN PLOT - CONSERVATORY - EXTENDED KITCHEN & UTILITY - RECENTLY RENOVATED BATHROOM - DOWNSTAIRS WC - ON STREET PARKING + DRIVEWAY & GARAGE TO REAR - RARE & IMPRESSIVE HOME ...

ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing, radiator behind cover. Door leading off to lounge.

LOUNGE

12'8 x 12'7

Good size front lounge.

Laminate wood-effect flooring, log burning stove with slate style hearth, front facing white uPVC double-glazed bow window with pleasant green views, built in cupboard providing some storage. The lounge is partially open plan via an double doorway to a separate dining room.

DINING ROOM

10'10 x 9'7

Sharing a stud wall with adjacent kitchen, the dining room is open plan to the lounge.

Laminate wood-effect flooring, radiator behind cover, white timber double-glazed door and windows either side to conservatory, door leading off to the kitchen.

KITCHEN

15'2 x 7'2

Ceramic tile flooring, side facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate wood-effect work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a dishwasher, double integrated electric oven, 4 ring integrated gas hob with stainless steel splash back and feature extractor chimney in stainless steels finish. The kitchen is well planned and organised and there is additional space for a tall fridge/freezer, white uPVC double-glazed door leading to the side patio area, door leads off to a separate utility.

UTILITY ROOM

4'7 x 4'4

Laminate wood-effect flooring, rear facing white uPVC double-glazed window with lovely views over garden, space and plumbing for a washing machine, additional storage cupboard providing storage and shelving. Door leading off to WC.

WC

4'4 x 2'7

Laminate wood-effect flooring, radiator, toilet with concealed cistern and push button flush, hand basin with chrome tap, rear facing white uPVC double-glazed window with privacy glass, recessed lights to ceiling, storage cupboard, tiling to approx. half height with mosaic border.

CONSERVATORY

9'0 x 6'10

Tiled flooring, white uPVC double-glazed windows and clear double-glazed roof, white uPVC double-glazed doors with views and leading out to the gorgeous rear garden, radiator fed from the main hot water system, double-glazed timber door leading back into dining room.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

7'6 x 6'2

Ceramic tile flooring, towel heater style radiator, toilet with concealed cistern and push button flush built into vanity unit with matching sink and chrome tap, bath with panel, glass shower screen over and electric shower. The walls are finished completely in tasteful tile around the bath and sink area and to approx. half height around the remainder of the bathroom. Rear facing white uPVC double-glazed window with privacy glass.

BEDROOM 1

13'2 x 10'2

Good size double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views. Built in wardrobe providing a degree of storage and hanging space, further built in former boiler cupboard with shelving and storage (please note, the boiler is now located in the loft space.)

BEDROOM 2

9'3 x 9'2

Decent size double bedroom.

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes with sliding mirrored doors providing a good degree of storage and hanging space.

BEDROOM 3

9'6 x 6'6

Laminate wood-effect flooring, side facing uPVC double-glazed window, radiator. This is a decent size single bedroom. A bespoke bed unit has been fitted to make full use of the space.

GARAGE

18'7 x 14'8

Remote control up and over garage door, absolutely superb double garage with electric sockets and lighting and windows providing natural illumination, white uPVC double-glazed door leading directly into the garden. Separate RCD. The garage will allow 2 average size cars to be parked inside.

EXTERNALLY


Well maintained lawn front garden, pathway leading GRP double-glazed front door situated to side of the property.

The property has an absolutely stunning rear garden plot which extends almost 60ft from the rear of the property and comprises a beautifully landscaped and well thought through mature garden comprising well maintained lawn, mature borders, beautifully presented shrubs of various sizes, all which combine to create a wonderful outdoor space enjoying a sunny aspect at various times of the day. Pedestrian gated access to the rear and also a detached garage situated at the bottom of the garden with a raised decked patio area providing an extra seated sun spot. Large garden shed with electric connection perfect for storage and supporting the garden. Garden pond although not currently fully in use, could be renovated and working again or could be filled in depending on the needs of the new owners.



Local Authority
Sunderland

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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



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