

Premier Road  
Plains Farm  
Sunderland  
SR3 1SY



# Premier Road

£126,995

## INTRODUCTION

WELL PROPORTIONED 3 BED SEMI - PROMINENT ELEVATED SITE ON PREMIER ROAD - POTENTIAL DRIVEWAY PARKING - LARGE LOUNGE THROUGH DINING ROOM - LOW MAINTENANCE REAR GARDEN - 3 DOUBLE SIZE BEDROOMS ...

## ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Laminate tile-effect flooring, partially-glazed door leading to entrance hall.

## ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, door leading off to the lounge.

## LOUNGE/DINING ROOM

Measurements taken at widest points.

This is a huge family space with open plan lounge and dining room, carpet flooring throughout, front facing white uPVC double-glazed bow window, double radiator, media style feature wall with acoustic panels, white uPVC double-glazed doors to the rear leading out to paved patio and garden. Door leading off to kitchen.

## KITCHEN

Leading off the dining area, the kitchen has laminate tile-effect flooring, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate work surface. Integrated electric oven, 4 ring gas hob, space for double fridge/freezer, space and plumbing for a washing machine, stainless steel sink with circular bowl, matching drainer and flexible tap.

## FIRST FLOOR LANDING

Double radiator, side facing white uPVC double-glazed window, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BEDROOM 1

Measurements taken at widest points

Carpet flooring, double radiator, front facing white uPVC double-glazed window front facing. Double bedroom.

## BEDROOM 2

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

## BEDROOM 3

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Also a double bedroom.

## BATHROOM

L-shaped, measurements taken at widest points

Laminate tile-effect flooring, chrome towel heater style radiator, 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, chrome taps with showerhead attachment. The walls are finished in a ceramic tile.

## EXTERNALLY

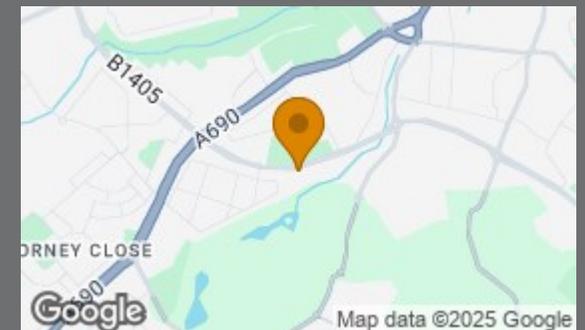
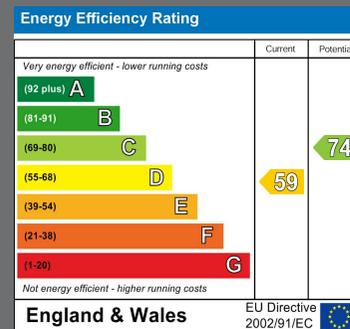
The property is elevated and set back from Premier Road with low maintenance terrace front garden with gravel chippings and slate chippings, steps to the front door and potential for driveway parking to the front with block paved area behind wrought iron gates.

The property has complexly low maintenance with paved patio with dwarf wall surrounding, steps down onto the main part of the garden with perimeter fencing and privet hedging providing a degree of privacy. Access down the side of the property leading to the front also.



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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