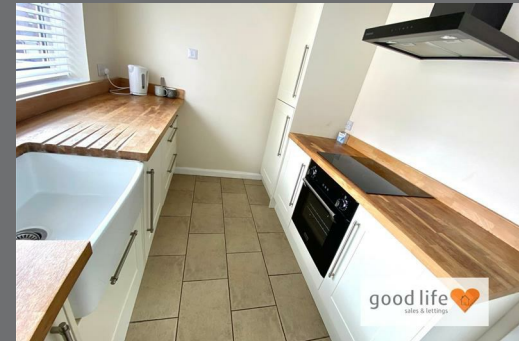


Copley Drive  
Tunstall  
Sunderland  
SR3 1PQ



# Copley Drive

£195,000

## INTRODUCTION

2 BEDROOM SEMI-DETACHED BUNGALOW - POTENTIAL GROUND FLOOR ONE LEVEL LIVING - 1 DINING ROOM (POTENTIAL DOUBLE BEDROOM) ON GROUND FLOOR - LOVELY BATHROOM ON GROUND FLOOR - SHOWER ROOM + 2 BEDROOMS ON FIRST FLOOR - LONG DRIVEWAY + DETACHED GARAGE INCL REMOTE DOOR - PLEASANT REAR GARDEN - RECENTLY UPDATED INCLUDING ELECTRIC & GAS CERTIFICATES - NO CHAIN READY TO MOVE INTO

## ENTRANCE PORCH

Entrance via GRP double-glazed door. Tiled flooring, white uPVC double-glazed window and white uPVC double-glazed door leading into hallway.

## INTERNAL HALLWAY

Double radiator, carpet flooring, electric consumer unit which recently replaced. Door leading off to lounge and 3 further doors leading off to bathroom, bedroom 1 and sunroom/former bedroom 2.

## LOUNGE

Lovely size spacious lounge.

Carpet flooring, large front facing white uPVC double-glazed window, radiator, feature chimney breast with sleeper style mantle, recessed lights to ceiling. Door leading off to internal hall, door leading off to kitchen.

## KITCHEN

Tiled flooring, side facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a cream finish with natural wood work surfaces, ceramic Belfast sink with chrome Monobloc tap, integrated double fridge/freezer, integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish. Built in cupboard housing a combi boiler and integrated washing machine.

## DINING ROOM

Good size dining room or potential double bedroom.

Laminate wood-effect flooring, radiator, white uPVC double-glazed window facing onto the rear patio and garden.

## BATHROOM

Tiled flooring, chrome towel heater style radiator, white bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, glass shower screen over and shower fed from the main combi boiler, comprising fixed overhead shower and separate handheld shower, additional separate chrome taps. Side facing white uPVC double-glazed window with privacy glass, extractor fan, recessed lights to ceiling. Stylish tile choices including featured textured tile on the rear bath wall.

## SUN ROOM

Laminate wood-effect flooring, radiator, white uPVC double-glazed patio doors leading out to rear patio and garden, fixed staircase leading to first floor conversion. This room would be perfect as sunroom or home office but could be utilised as a second bedroom if required.

## FIRST FLOOR LANDING

3 doors leading off, 1 to shower room and 2 to bedrooms.

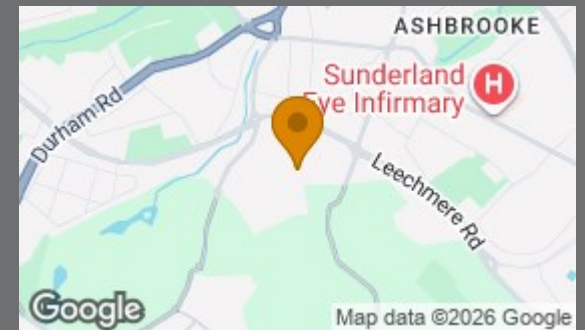
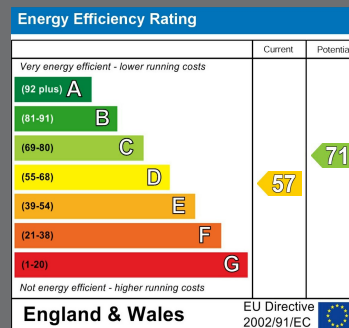
## BEDROOM 1

Carpet flooring, built in storage into the eaves, radiator, double-glazed roof window with pleasant views. This is a double bedroom.



Local Authority  
Sunderland

Council Tax Band  
C



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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