

Harold Square
Hendon
Sunderland
SR2 8EZ



good life 
sales & lettings

Harold Square

£75,000

INTRODUCTION

3 BED MID LINK HOME - SUITABLE FOR SOME UPDATING - LOW COST HOME WITH INVESTOR POTENTIAL - ON STREET PARKING TO FRONT - GARDEN/VEHICLE ACCESS TO REAR - UPVC DOUBLE GLAZING - GCH VIA BACK BOILER - VENDOR ADV WILL BE EMPTY OF POSSESSIONS ON COMPLETION - NO ONGOING CHAIN ...

ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Laminate wood-effect flooring, partially-glazed door leading into lounge.

LOUNGE

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bow window. Gas fire which also functions with the back boiler central heating system, archway leading to the rear passage.

REAR PASSAGE

Laminate wood-effect flooring, carpeted stairs to first floor landing, double doors to dining kitchen.

KITCHEN

Offering the potential to create a pleasant space, the dining kitchen has sufficient space for table and chairs and fitted kitchen. 2 rear facing white uPVC double-glazed windows, white uPVC patio doors leading to rear patio and garden. Fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate wood-effect work surface, integrated double electric oven, dual hob with 2 gas rings and 2 electric rings, integrated extractor built within a chimney hood, stainless steel sink with single bowl, single drainer and Monobloc tap, built in cupboard providing additional storage and which is also the location for the electric meter and electric fuse box.

FIRST FLOOR LANDING

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

BATHROOM

Radiator, corner bath with chrome tap, toilet with low level cistern, sink with single pedestal and chrome taps, rear facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling.

BEDROOM 1

Laminate wood-effect flooring, radiator, 2 front facing white uPVC double-glazed windows. Built in wardrobes providing some storage space.

BEDROOM 3

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window.

BEDROOM 2

This is a double bedroom.

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed.

EXTERNALLY

Small front garden with on street parking.

Manual up and over garage door providing the potential for vehicle access to the rear and paved patio.



Local Authority

Council Tax Band

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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