

Tarn Drive  
Grangetown  
Sunderland  
SR2 9TL



good life  
sales & lettings



# Tarn Drive

## £125,000

### INTRODUCTION

IMPRESSIVE 2 DOUBLE BED HOME - LOVELY DEVELOPMENT - VERY WELL PRESENTED THROUGHOUT - IMMACULATE GARDENS FRONT & REAR - SUNNY ASPECT - RECENTLY RENOVATED BATHROOM - CLOSE TO ALL LOCAL AMENITIES ...

### ENTRANCE PORCH

Laminate tile-effect flooring, built-in storage cupboard, white uPVC double-glazed door leading to lounge.

### LOUNGE

Large spacious lounge.

Laminate wood-effect flooring, open plan staircase to first floor landing, 2 double radiators, white uPVC double-glazed window with front facing pleasant views. Space for a dining table and chairs. Door leading off to the kitchen.

### KITCHEN

Vinyl tile-effect flooring, double radiator, rear facing white uPVC double-glazed window and white uPVC double-glazed door leading out to rear garden and patio. Modern fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces. Space and plumbing for an electric oven, space for tall fridge/freezer, space and plumbing washing machine, stainless steel sink with single bowl, single drainer and Monobloc tap.

### FIRST FLOOR LANDING

3 doors leading off, 2 to double bedrooms and 1 to bathroom.

### BATHROOM

Laminate tile-effect flooring, chrome towel heater style radiator. White toilet with concealed cistern and push button flush, double shower cubicle with sliding doors and shower fed from the main Combi boiler system with separate hand held shower and fixed overhead shower, basin built into vanity unit with chrome tap. The walls are finished in uPVC cladding as is the ceiling. Extractor fan. The bathroom has only recently been remodelled.

### BEDROOM 1

Please note, the measurements do not include depth of fitted wardrobes.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes with mirrored doors running the length 1 of wall providing a good degree of storage and hanging space.

### BEDROOM 2

Also a double bedroom.

Please note, the measurements do not include depth of the fitted wardrobes.

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. Built-in cupboard. The cupboard houses a Worcester Bosch combi boiler and provide extra storage

### EXTERNALLY

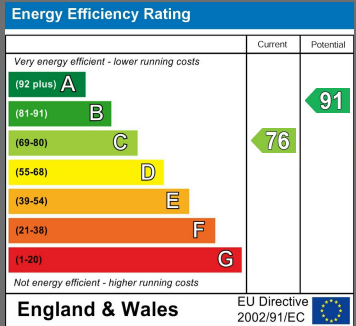
Very well maintained front garden which has potential to create driveway access similar to some of the other properties in the link. Pathway leading to fairly new GRP double-glazed door.

The property benefit from an immaculate rear garden with a large paved area immediately adjacent to the house, area of well maintained lawn and bark chippings. Pathway leading down to the rear boundary fence where there is a gate providing access to the rear for refuse bins etc. The property enjoys approx. south facing aspect to the rear and is a real suntrap.



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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