

# 2 Bed Semi-detached

Sunderland, Tyne & Wear, United Kingdom



## £169,999



2 Bedrooms



1.0 Bathrooms



Semi-detached

# Property Description

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Rarely available and positioned on one of Sunderland's most favourable roads, Keyhole Residential are delighted to present to the market this generously proportioned two bedroom family home which boasts a south facing rear garden and many original features and is marketed with the convenience of no onward chain.

Offering much kerb appeal, this fantastic semi-detached home has been extended and now offers at ground floor level; a practical porch, impressive entrance hallway, two reception rooms both with bay windows and a generously proportioned kitchen and integral garage. At first floor level the property boasts a generous landing area with access to double bedrooms and a family bathroom and subject to the necessary planning permission, the upper floor could be extended above the garage to provide a further bedroom with en-suite facilities.

The property is complimented by the south facing rear garden and driveway which can accommodate up to two cars and is perfectly located for access to Sunderland city centre which is only a few minutes away by car and public transport and also the A19 road network which makes travelling across the north east region easy.

Viewing comes highly recommended to fully appreciate what this fantastic property has to offer.

## **Full Description**

### **Entrance Porch**

Fully double glazed, laminate flooring.  
(Room Size: 2.4m x 1.6m)

### **Entrance Hallway**

Original door, radiator, dado rail, telephone point, carpet flooring, stairs to first floor.

### **Lounge**

Double glazed bay window, radiator, coving, picture rail, television point, carpet flooring.  
(Room Size: 4.6m x 3.8m)

### **Dining Room (Second Reception Room)**

Double glazed bay window, radiator, coving, picture rail, gas fire with feature fireplace, carpet flooring.  
(Room Size: 4.2m x 3.7m)

### **Kitchen**

Two double glazed windows, fitted wall and base units, roll top work surfaces, stainless steel sink unit with mixer tap, integrated gas hob with extractor hood, integrated oven and grill, plumbed for washing machine, storage cupboard, double glazed door leading to rear garden, boiler housed, vinyl flooring.  
(Room Size: 5.6m x 2.5m)

### **First Floor Landing**

Two double glazed windows, storage cupboard, dado rail, carpet flooring.

### **Bedroom One**

Double glazed bay window, radiator, feature fireplace, carpet flooring.  
(Room Size: 4.8m x 3.6m)

### **Bedroom Two**

Double glazed window, radiator, two storage cupboards, carpet flooring.  
(Room Size: 3.6m x 3.3m)

### **Bathroom**

Double glazed window, radiator, low level wc, pedestal wash hand basin, double shower, partly cladded and tiled walls, carpet flooring.

(Room Size: 2.4m x 1.7m)

### **Rear Garden**

Enclosed rear garden, patio area, access leading to front garden and driveway. Outhouse - providing storage.

### **Front Garden**

### **Driveway**

Double gates, block paved drive.

### **Garage**

**EPC Rating:** Awaiting EPC

**Tenure:** Leasehold

**Council Tax Rating:** C

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# Photo Gallery







# Property Details

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- **Property Type:** Semi-detached
- **Location:** Sunderland, Tyne & Wear, United Kingdom
- **Price:** £169,999
- **Bedrooms:** 2
- **Bathrooms:** 1.0

# Property Features

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- Central Heating
- Garage
- Close to Transport
- Garden
- Off-road Parking
- Original Fireplace
- Double Glazing