



43 The Crescent

Shiney Row

DH4 4RE

Asking Price Of **£110,000**
Freehold

Semi Detached House
Two Bedrooms
Immaculate and Modern Throughout
Quality Refurbishment
Modern Fitted Kitchen
Viewing Highly Recommended





Safe & Secure welcome to the market this Two Bedroom Semi Detached House in the popular area of The Crescent, Shiney Row. This immaculately presented home offers spacious accommodation throughout and would suit a variety of buyers. Close to local amenities and transport links, the home is ideally situated and viewings are highly recommended.

ENTRANCE HALL

Double glazed entrance door and staircase to first floor.

LIVING ROOM

12' 11" x 14' 11" (3.95m x 4.57m) Double glazed window to front, media wall with living flame effective electric fire, telephone point, television point, radiator and storage cupboard.

KITCHEN

14' 7" x 6' 9" (4.47m x 2.08m) Modern fitted wall and base units, work surfaces, 1 1/2 bowl sink unit, integrated electric oven, integrated electric hob, integrated fridge freezer, space for integrated microwave, space for washing machine, combination boiler, double glazed window to rear and spotlights to ceiling.

LANDING

Double glazed window to side, radiator and access to loft space.

BEDROOM ONE



18' 4" x 9' 8" (5.60m x 2.97m) Double glazed window to front, fitted wardrobes, television point and radiator.

BEDROOM TWO

10' 3" x 11' 11" (3.14m x 3.65m) Double glazed window to rear and radiator.

BATHROOM

White three piece suite comprising of panelled bath, with shower over, pedestal wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, extractor fan and double glazed window to side.

WC

Ground floor with low level wc and double glazed window to side.

FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Enclosed rear garden, mainly paved, artificial lawned area, gravelled area, fenced boundaries, gates access and space for vehicle.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

D



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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.