

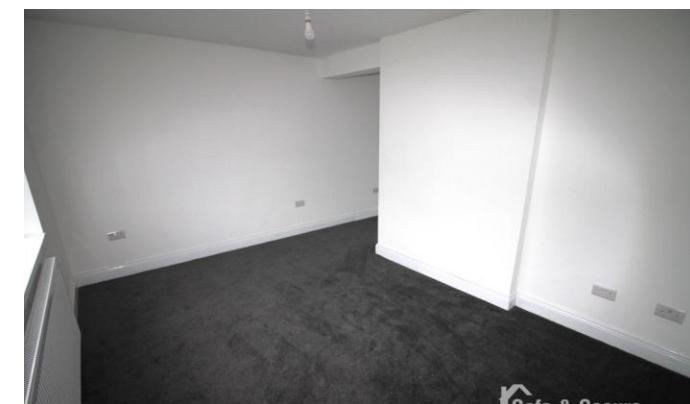
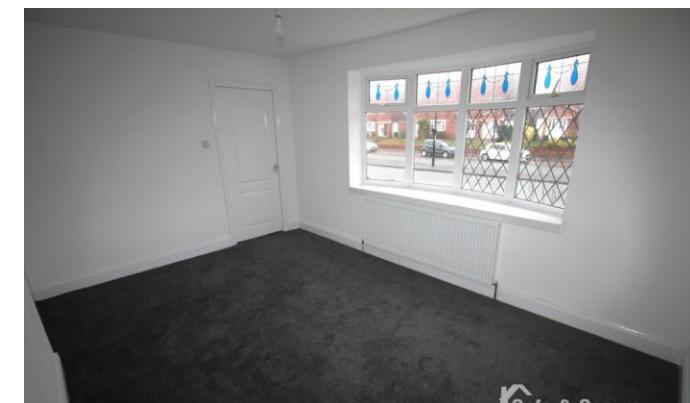


91 Springwell Road

Springwell
Sunderland
SR3 4DZ

£850 pcm

Three Bedrooms
Semi-Detached
Gas Central Heating & Double Glazing
Recently Refurbished
Popular Area
Good Sized Garden to Rear





Safe & Secure Properties are pleased to welcome to the market this recently refurbished three-bedroom property, ideally situated on Springwell Road, Sunderland, close to a range of local amenities, excellent transport links and well-regarded schools. The property offers modern, well-presented accommodation throughout, making it an ideal home for families, couples and professionals alike.

ENTRANCE HALL

Entrance door, double glazed window to front, staircase to first floor and built-in cupboard.

LOUNGE

9' 9" x 15' 0" (2.99m x 4.58m) Double glazed bay window to front, television point, telephone point, and radiator.

DINING AREA

8' 4" x 9' 0" (2.55m x 2.75m) Double glazed window rear and radiator.

KITCHEN

10' 2" x 12' 2" (3.11m x 3.72m) Fitted wall and base units, work surfaces, 1 1/2 bowl sink unit, built-in electric oven, built-in electric hob, extractor hood, storage cupboard, double glazed window to rear and radiator.

UTILITY ROOM

0' 0" Wall and base units, work surfaces and sink unit.

LANDING

Double glazed window to side and access to loft space.

BEDROOM ONE

10' 0" x 9' 9" (3.06m x 2.99m) Double glazed window to rear, storage cupboard and radiator.

BEDROOM TWO

13' 7" x 9' 3" (4.15m x 2.84m) Double glazed window to front, storage cupboard and radiator.

BEDROOM THREE

7' 9" x 7' 8" (2.37m x 2.35m) Double glazed window to front and radiator.

BATHROOM

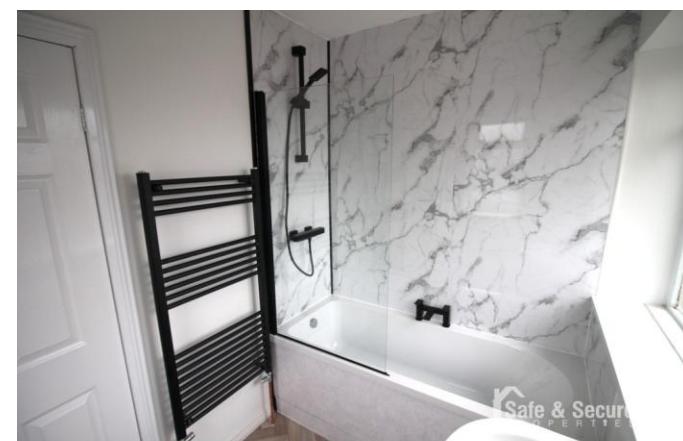
0' 0" White three piece suite comprising of panelled bath, with shower over, pedestal wash hand basin, low level WC, heated towel rail, extractor fan and glazed window to rear.

FRONT GARDEN

Laid mainly to lawn and paved area.

REAR GARDEN

Laid mainly to lawn, paved area, fenced boundaries and gate access.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council
A
D



Houghton le Spring
24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

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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.