

Gayhurst Crescent  
Sunderland  
SR3 2TB



# Gayhurst Crescent

£185,000

## INTRODUCTION

GREATLY EXTENDED 3 DOUBLE BEDROOM SEMI-DETACHED - LARGE CORNER PLOT GARDENS TO FRONT, SIDE & REAR - DRIVEWAY TO REAR - STUNNING KITCHEN - FABULOUS FAMILY/GARDEN ROOM WITH VAULTED STYLE ROOF - SEPARATE UTILITY & DOWNSTAIRS WC - TERRIFIC VALUE FOR QUALITY & SIZE OF ACCOMMODATION - GREAT LOCATION CLOSE TO ALL AMENITIES & SCHOOL ...

## ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, white uPVC double-glazed windows with privacy glass, white uPVC double-glazed door leading to entrance hall.

## ENTRANCE HALL

Laminate wood-effect flooring, built-in cupboard providing storage, carpeted stairs to first floor landing. Partially-glazed door leading to the lounge, partially-glazed door leading to the kitchen/dining room.

## LOUNGE

A lovely spacious lounge. Carpet flooring, double radiator, white uPVC double-glazed bow window allowing lots of light into the space, partially-glazed double doors leading out to the family room to the rear. Partially-glazed door leading directly into the kitchen from the lounge. Feature fire place occupying a central position with granite hearth and cast back.

## FAMILY ROOM

A lovely additional to the rear of the property, laminate wood-effect flooring, white uPVC double-glazed window and white uPVC double-glazed doors leading to rear patio and enclosed garden. A vaulted style ceiling creates the feeling of space and light, featured panelled and brick wall creating tasteful design elements. Designer style flat panel designer vertical radiator provides heat to the space, recessed lights to ceiling.

Local Authority

Council Tax Band B

EPC Rating D



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