

Copley Drive  
Tunstall  
Sunderland  
SR3 1PG



# Copley Drive

## £195,000

### INTRODUCTION

LOCATION LOCATION LOCATION - EXTENDED 2 BEDROOM SEMI-DETACHED BUNGALOW - SOUGHT AFTER LOCATION  
- LARGE SINGLE STOREY EXTENSION TO REAR  
- OPPORTUNITY TO UPDATE - LONG MULTI-CAR DRIVEWAY LEADING TO DETACHED GARAGE - GENEROUS SOUTH FACING REAR GARDEN WITH PATIO, LAWN & SHEDS - NO CHAIN ...

### ENTRANCE PORCH

Vinyl tile-effect flooring, white uPVC double-glazed windows and white uPVC double-glazed door leading into entrance hall.

### ENTRANCE HALL

Carpet flooring, double radiator, door leading off to bedroom 2, door leading off to lounge.

### BEDROOM 2

Carpet flooring double radiator, side facing white uPVC double-glazed window. This is a small double or large single bedroom.

### LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed bow window. Decorative fire surround with stone-effect hearth and back and built-in electric fire. Door leading into internal hall.

### INTERNAL HALL

4 doors leading off, 1 to lounge, 1 to bathroom, 1 dining room and 1 to bedroom.

### BATHROOM

Fitted out as a wet room with vinyl flooring, radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, shower fed from the main hot water system with extractor fan.

### BEDROOM 1

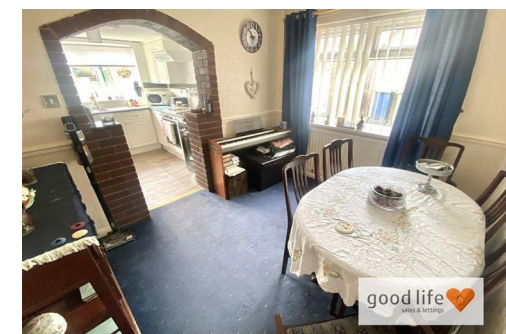
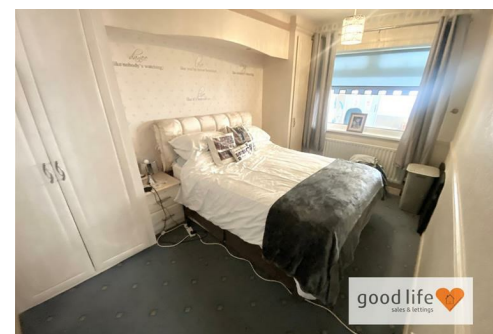
Carpet flooring, radiator, white uPVC double-glazed window facing out onto dining kitchen. Fitted wardrobes with a good degree of storage and hanging space with matching dressing table.

### DINING ROOM OR RECEPTION ROOM 2

This probably would have been the kitchen prior to the extension but is a good size room currently used as a second reception or dining room. Carpet flooring, radiator, side facing white uPVC double-glazed window. Brick archway leading into kitchen extension.

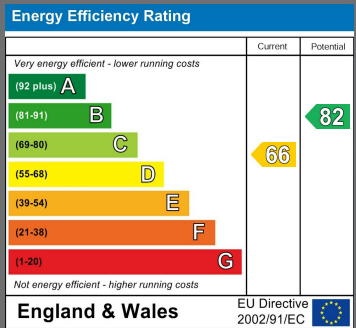
### KITCHEN/ DINING ROOM EXTENSION

A large single storey extension which is split between 2 rooms combined, the room size has been measured so that potential purchasers can calculate how big a large kitchen/dining room might be. Fitted kitchen with a range of wall and floor units in a white finish with contrasting work surfaces, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring electric hob and extractor, space and plumbing for a washing machine and space for under bench fridge, radiator, Vinyl flooring, modern wall mounted Combi boiler, white uPVC double-glazed windows facing onto rear patio and garden. Partition between this room and dining room with door providing access via 2 uPVC single-glazed windows and door dividing both rooms. GRP double-glazed access door leading to rear garden and patio. It would appear that these 2 rooms could be combined fairly easily subject to checking any calculations and approvals that may be needed.



Local Authority

Council Tax Band  
C



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





## Contact

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