

Romney Avenue
Sunderland
SR2 7UQ



Romney Avenue

£195,000

INTRODUCTION

SOUGHT AFTER 2 BED BUNGALOW ON PRIVATE PLOT - ALL ON ONE LEVEL - SOME COSMETIC UPDATING MAY BE REQUIRED

- VERSATILE LAYOUT - KITCHEN - BATHROOM WITH SHOWER
- DRIVEWAY & LOVELY FRONT GARDEN
- NO CHAIN ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. White uPVC double-glazed window, quarry tile flooring, white uPVC double-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, radiator, single-glazed wooden framed window looking into entrance porch. 5 doors leading off, 1 to kitchen, 2 to bedrooms and 2 reception rooms.

RECEPTION ROOM 1

A lovely formal lounge with gorgeous white uPVC double-glazed bay window overlooking the front garden, 2 radiators, attractive feature fire in a quartz finish with complementary hearth and back and built-in coal-effect gas fire. UPVC double-glazed sliding doors with misted glass which leads into double bedroom 1.

BEDROOM 1

A large double bedroom.

Carpet flooring, double radiator, side facing white uPVC double-glazed window.

RECEPTION ROOM 2

Carpet flooring, radiator, front facing white uPVC double-glazed window. This could be a second reception or study, or equally be used a bedroom freeing up one of the larger bedrooms.

BEDROOM 2

Large double bedroom.

Carpet flooring, double radiator, rear facing white uPVC double-glazed bay window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

KITCHEN

Measurements taken at widest points.

Vinyl flooring, modern fitted kitchen with a range of wall and floor units in a white finish with contrasting wood-effect laminate work surfaces. Integrated electric oven, 4 ring gas hob, plumbing for a washing machine, space condensing for dryer, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Door leading off to pantry, rear facing white uPVC double-glazed window, open doorway leading to rear lobby.

REAR LOBBY

Vinyl flooring, space for tall fridge/freezer, loft access, uPVC double-glazed door leading to the rear garden, door leading off to the bathroom.

BATHROOM

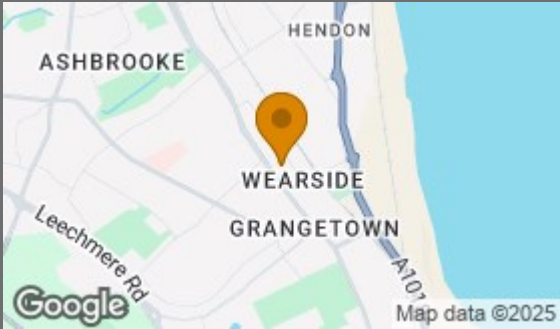
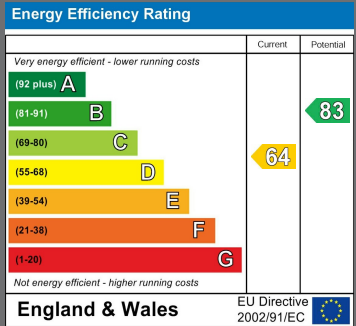
Spacious bathroom with vinyl flooring, walk-in shower cubicle with shower fed from the main hot water system, white toilet with low level cistern, white sink with single pedestal and chrome taps. 2 side facing white uPVC double-glazed windows with privacy glass, extractor fan, uPVC cladding to walls and ceilings.

EXTERNALLY



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



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