

Edgmond Court  
Sunderland  
SR2 0DX



# Edgmond Court

## £136,995

### INTRODUCTION

END LINK 3 BEDROOM WITH GARAGE - CORNER PLOT IN ATTRACTIVE POSITION - LEASEHOLD - SPACIOUS LOUNGE/DINING ROOM - PLEASANT PRIVATE REAR GARDEN - AMPLE ON STREET PARKING TO SIDE & FRONT - SEPARATE GARAGE IN BLOCK TO REAR WITH ROLLER SHUTTER DOOR ...

### ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, carpeted stairs first floor landing. Door leading off to lounge/dining room.

### LOUNGE/DINING ROOM

Measurements taken at widest points.

A lovely large open plan space with natural lounge/dining area, illuminated from both elevations with front facing white uPVC double-glazed bow window with nice views and white uPVC double-glazed window rear facing looking out on the rear garden. 2 radiators to the front and rear providing heat to the space. Under stairs cupboard providing some storage additional, door leading off to kitchen.

### KITCHEN

Laminate slate-effect flooring, radiator, rear facing white uPVC double-glazed window with views over the garden and white uPVC double-glazed door leading out to the rear patio and garden. Fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate wood-effect work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, space and plumbing for a washing machine, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space for a tall fridge/freezer.

### FIRST FLOOR LANDING

Loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM

Vinyl flooring, rear facing white uPVC double-glazed window with privacy glass, radiator. White toilet with low level cistern, white sink with single pedestal and chrome tap, bath with electric shower over and chrome taps.

### BEDROOM 1

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with attractive views. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a good size double bedroom.

### BEDROOM 3

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard to 1 wall providing a good degree of storage and hanging space.

### BEDROOM 2

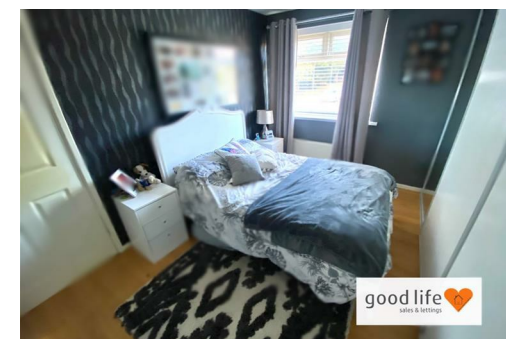
Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This is a double bedroom.

### GARAGE

Garage located in a block with manual roller shutter door.

### EXTERNALLY

The property occupies a lovely corner plot with attractive leafy views to the front. Well maintained garden, mainly laid to lawn.

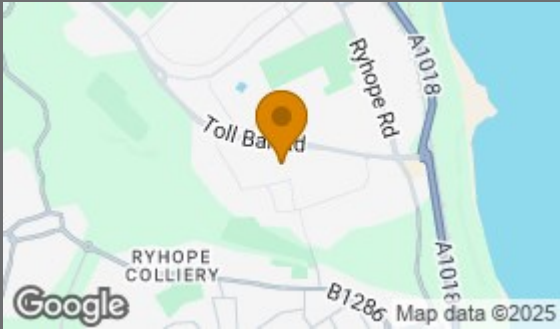
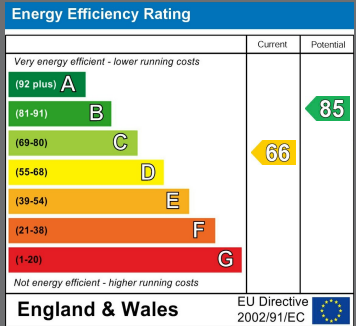




Local Authority

Council Tax Band

A



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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