

John Candlish Road  
Pallion  
Sunderland  
SR4 6HD



# John Candlish Road

## £110,000

### INTRODUCTION

DOUBLE FRONTED 3 BEDROOM COTTAGE - ONE LEVEL LIVING

- WILL INTEREST FAMILIES AND INVESTORS - PREVIOUSLY TENANTED NOW VACANT POSSESSION - PREVIOUSLY HAD GAS AND ELECTRIC CERTS - CLEAN AND PRESENTABLE - LARGE REAR YARD WITH ELECTRIC ROLLER SHUTTER VEHICLE ACCESS - NO CHAIN - POTENTIAL RENTAL ASSESSMENT £800pcm ...

### ENTRANCE VESTIBULE

Entrance via uPVC double-glazed door. Built in cupboard housing electric meter, gas meter and electric fuse box. Partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Carpet flooring, 3 doors leading off to bedrooms 2 and 3, and lounge.

### BEDROOM 3

Carpet flooring, double radiator, front facing white uPVC double-glazed window. This bedroom is large enough to accommodate a double bed.

### BEDROOM 2

Carpet flooring, double radiator, rear facing white uPVC double-glazed window with views over rear courtyard. Fitted wardrobe with sliding mirrored doors providing a good degree of storage and hanging space. This is a large double bedroom.

### LOUNGE

This is a good size lounge.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Feature fireplace with painted surround and stone-effect hearth and back and built-in electric fire. Door leading off to dining kitchen, double doors leading off to bedroom 1.

### BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed bay window. Lovely high ceilings with original coving and cornice. Feature fire surround with built-in gas fire. Double doors with privacy glass leading into the lounge. This room would have originally had a door leading into it from the passage and this could be done if you required complete separate entry for the front bedroom.

### KITCHEN

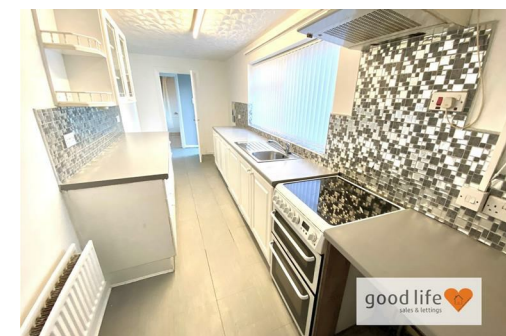
Very large kitchen extension with a range of wall and floor units in a white finish with laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for electric oven, plenty of space for a tall fridge/freezer. Wall mounted Combi boiler, white uPVC double-glazed window views over rear courtyard, double radiator, partially-glazed door leading to rear lobby.

### REAR LOBBY

Vinyl flooring, double radiator, white uPVC double-glazed door leading to rear courtyard, door leading off to bathroom.

### BATHROOM

Wet room style, tiled flooring, double radiator, white uPVC double-glazed window with privacy glass facing out onto the rear courtyard. White toilet with low level cistern, white sink with single pedestal and chrome taps, electric shower with curved shower rail and curtain. Wet room style waste to the flooring. The walls are completely finished in a ceramic tile.

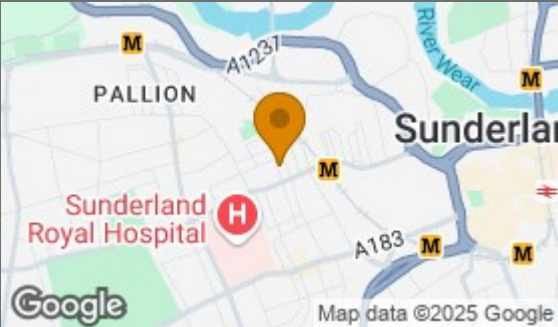


Local Authority

Council Tax Band

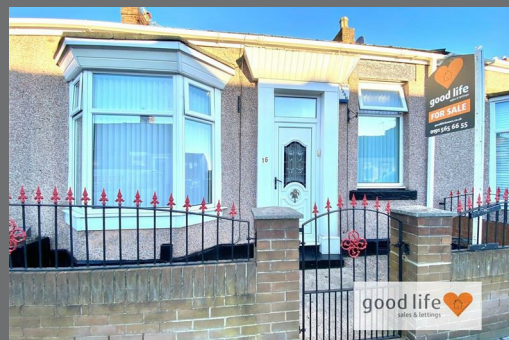
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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