

Windbrook
Sunderland
SR2 0FE



Windbrook

£165,000

INTRODUCTION

VERY WELL PRICED NO CHAIN - 3 BED SEMI-DETACHED ON SOUGHT AFTER DEVELOPMENT - CONVERTED GARAGE CREATING EXTRA ROOM
- DRIVEWAY & REAR GARDEN - MASTER BEDROOM WITH EN SUITE ...

ENTRANCE HALL

Carpet flooring, radiator, electric fuse box. Partially-glazed door leading to lounge.

LOUNGE

Measurements taken at widest points

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Partially-glazed door leading into internal hall.

INTERNAL HALL

Carpet flooring, carpeted stairs to first floor landing, radiator. Doors leading off to reception room 2, WC and dining kitchen.

RECEPTION ROOM 2

Converted from what would have been the original garage.

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Door leading into internal hall.

W C

Vinyl flooring, hand basin with chrome tap, toilet with low level cistern. Radiator, extractor fan.

DINING KITCHEN

Vinyl flooring, white uPVC double-glazed patio doors leading out rear garden and patio. Fitted kitchen with a range of wall and floor units in a gloss finish with contrasting wood-effect laminate work surfaces, integrated fridge/freezer, integrated electric oven, 4 ring integrated gas hob, integrated extractor, integrated washing machine. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Built-in cupboard housing the central heating boiler, white uPVC double-glazed window facing out to the rear garden, double radiator. Ample space within the kitchen dining room to accommodate a table and chairs.

FIRST FLOOR LANDING

Loft hatch, built-in cupboard providing some storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 3

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

BEDROOM 2

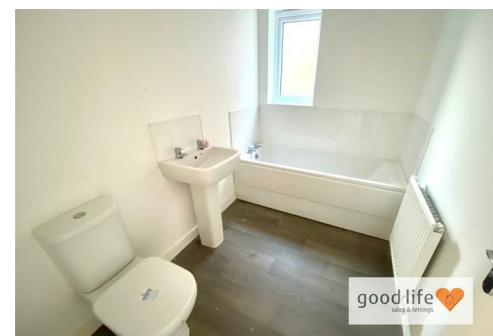
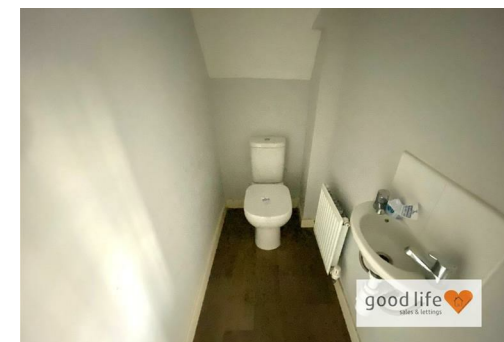
Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This room is large enough to accommodate a double bed.

BATHROOM

Vinyl flooring, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap. Radiator, extractor fan.

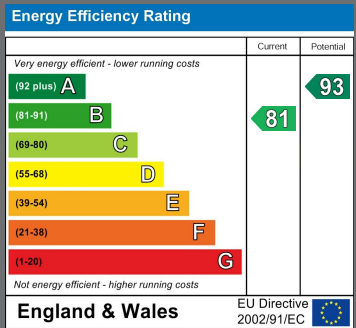
PRINCIPAL BEDROOM

Carpet flooring, radiator, front facing white uPVC double-glazed window. Door leading off to en-suite.



Local Authority
Sunderland

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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