

The Broadway
Barnes
Sunderland
SR4 8LS



The Broadway

£178,000

INTRODUCTION

EXTENDED 3 BED SEMI-DETACHED HOME - KITCHEN EXTENSION TO REAR
- MODERN KITCHEN WITH INTEGRATED APPLIANCES - 2 RECEPTION ROOMS - DRIVEWAY & GARAGE WITH REMOTE
DOOR - GOOD REAR GARDEN PLOT WITH SUNNY ASPECT - NO CHAIN ...

ENTRANCE PORCH

Entrance via uPVC double-glazed door. Tiled flooring, white uPVC double-glazed window and uPVC double-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, carpeted stairs to first floor landing, understairs cupboard. 3 doors leading off, 2 to reception rooms and 1 to dining kitchen.

RECEPTION ROOM 1

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

RECEPTION ROOM 2

Carpet flooring, double radiator, gas fire set within a quartz fireplace with matching hearth, rear facing white uPVC double-glazed window.

DINING KITCHEN

Laminate tile-effect flooring, double radiator, 2 rear facing white uPVC double-glazed windows, white uPVC double-glazed door leading out to rear garden and patio. Modern fitted kitchen with a range of wall and floor units in white high gloss finish with contrasting laminate work surface and Metro tile splash back, integrated electric oven, 4 ring gas hob, granite style sink with Monobloc tap, integrated double fridge/freezer, integrated washing machine,

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch with pull down ladders built-in. 5 doors leading off, 1 to WC, 1 to bathroom and 3 to bedrooms.

BEDROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed bay window with pleasant elevated views in the distance. Fitted wardrobes to 1 wall with sliding doors.

BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall.

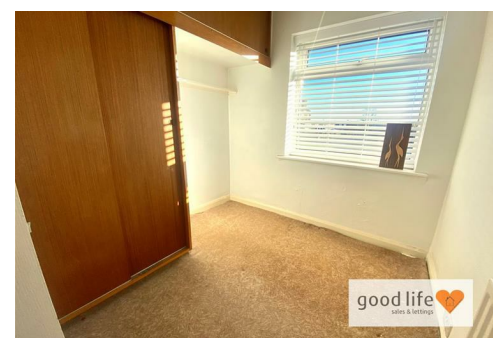
BEDROOM 2

Measurements do not include depth of fitted wardrobes.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Extensive fitted wardrobes to 1 wall with sliding doors.

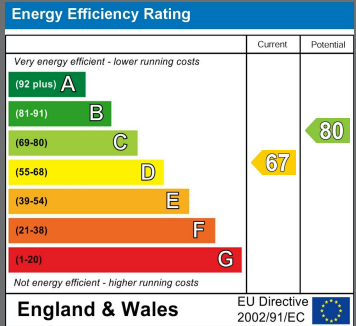
W C

Vinyl flooring, toilet with low level cistern, rear facing white uPVC double-glazed window. Ceramic tiles to the walls.



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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