

Portland Road
Plains Farm
Sunderland
SR3 1SR



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Portland Road

£95,000

INTRODUCTION

ATTENTION FIRST TIME BUYERS OR DIY'ERS - 2 DOUBLE BED - LARGE PLOT TO FRONT, SIDE & REAR - UPVC DOUBLE-GLAZING, GCH WITH GAS SAFE CERT, ELECTRICAL CERT - COSMETIC UPDATING - POTENTIAL FOR FUTURE EXTENSION, GARAGE OR LONG DRIVEWAY - NO CHAIN ...

ENTRANCE HALL

Entrance via side uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE

Very large family size.

Carpet flooring, doubler radiator, front facing white uPVC double-glazed bow window, fireplace with coal-effect gas fire, built-in cupboard to 1 side. Door leading off to dining kitchen.

DINING KITCHEN

Laminate wood-effect flooring, 2 rear facing white uPVC double-glazed windows. Fitted kitchen with a range of wall and floor units in a medium to dark wood finish with wood-effect laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching taps. Space and plumbing for gas cooker, electric cooker point, radiator. Door leading off to lounge, door leading off to rear lobby

REAR LOBBY

2 folding doors, 1 leading off to under stairs cupboard which contains a Combi boiler, 1 of which leads of to downstairs WC, uPVC double-glazed door which leads to the side and rear of the property.

W C

Vinyl flooring, white uPVC double-glazed window with privacy glass, white toilet with mid level cistern, uPVC cladding to the walls.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch. 3 doors leading off, 2 to bedrooms and 1 to bathroom. Large built-in cupboard providing additional storage.

BATHROOM

Vinyl flooring, white toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel, chrome taps with showerhead attachment, double shower cubicle. Rear facing white uPVC double-glazed window with privacy glass, uPVC cladding to the walls.

BEDROOM 1

Carpet flooring, front facing white uPVC double-glazed window. Built-in cupboard providing some storage. This is a large double bedroom.

BEDROOM 2

This is also a large double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over rear garden.

EXTERNALLY

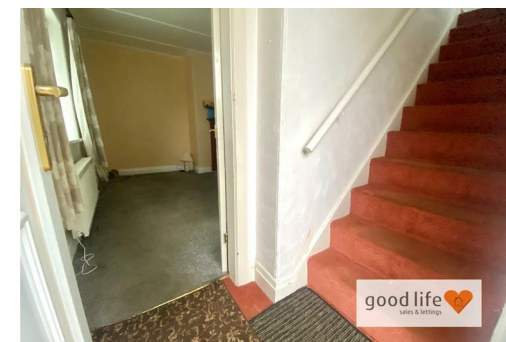
Dropped kerb with driveway parking for multiple vehicles with the potential to extend further down the side of the property given the size of the plot.



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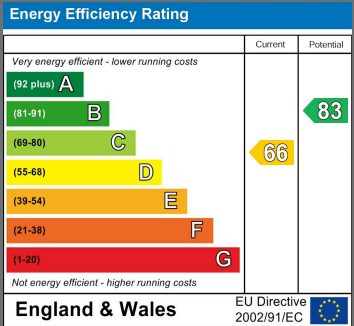
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Local Authority
Sunderland

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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