

Springbank Road  
Springwell  
Sunderland  
SR3 4EF



# Springbank Road

## £119,995

### INTRODUCTION

2 DOUBLE BED SEMI DETACHED - LARGE GARDEN PLOT WITH SUNNY ASPECT - WELL PRESENTED - RECENT BATHROOM RENOVATION WITH WALK-IN SHOWER - SOUGHT AFTER SPRINGWELL LOCATION...

### ENTRANCE HALL

Carpet flooring, large double radiator, understairs cupboard, front facing white uPVC double-glazed door with privacy glass. Door leading off to kitchen, door leading off to lounge.

### LOUNGE

Measurements taken at widest points.

Carpet flooring, doubler radiator, front facing white uPVC double-glazed bow window, stylish fireplace with quartz surround, matching hearth and back and built in coal effect gas fire. Partially-glazed door leading to separate dining room.

### DINING ROOM

Carpet flooring, doubler radiator, rear facing white uPVC double-glazed window with lovely views over the rear garden. Interconnecting doorway which leads into the kitchen.

### KITCHEN

Carpet tile flooring, double radiator, rear facing white uPVC double-glazed window with lovely views over the garden. Modern fitted kitchen with a range of wall and floor units in a cream finish with contrasting laminate work surfaces. Integrated gas oven, 4 ring hob and electric extractor. Stainless steel sink with bowl and a half, single drainer and matching monobloc tap. Space and plumbing for a washing machine, space for tall fridge/freezer, built in larder cupboard providing additional storage, uPVC double-glazed door leads the outside utility space, partially-glazed door leading to entrance hall.

### UTILITY SPACE

White uPVC double-glazed door to the front providing access to the front and uPVC double-glazed door to the rear providing access to the rear garden. The utility space is really handy and the location of the boiler and provides opportunity for further storage. A former coal house provides opportunity for good levels of storage and the former wash house also benefits from electric sockets, lighting, original Belfast sink and cold water tap. uPVC single-glazed window which faces out on to garden. This is an extremely useful additional space for storage etc.

### FIRST FLOOR LANDING

2 side facing white uPVC double-glazed windows, loft hatch. 3 doors leading off, 2 to bedrooms and 1 to bathroom.

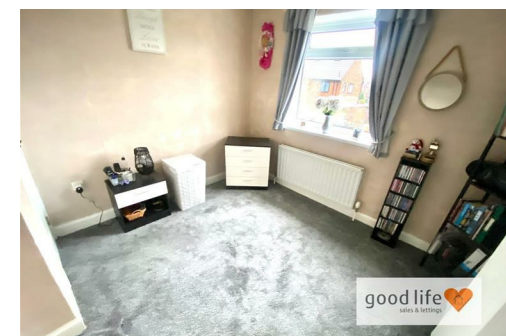
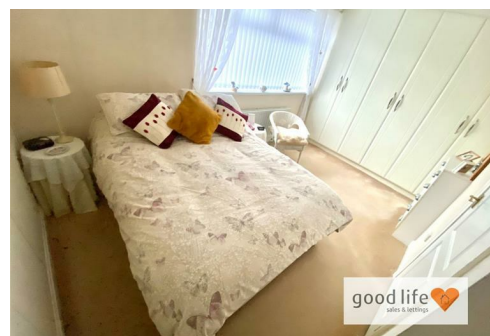
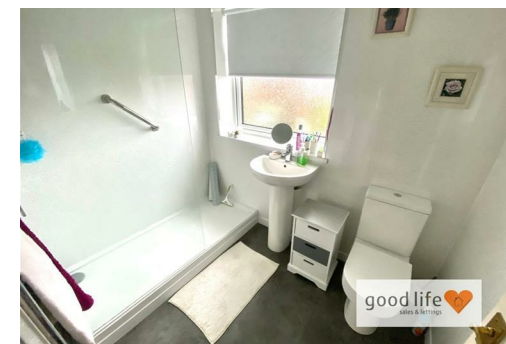
### BATHROOM

Vinyl slate effect flooring, chrome towel heater style radiator, 2 white uPVC double-glazed windows, side and rear facing, with privacy glass. Double walk in shower cubicle with fixed glass shower screen and shower fed from the main combi boiler system, toilet with low level cistern, sink with single pedestal and chrome tap. uPVC cladding to walls and ceiling. This is a lovely modern bathroom.

### BEDROOM 1

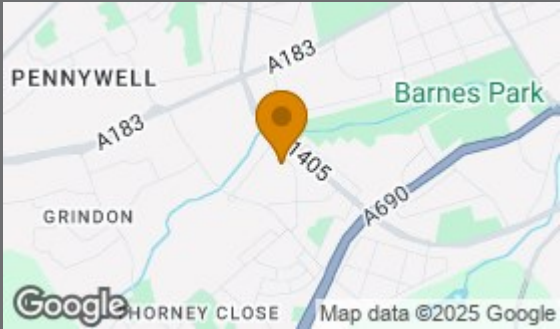
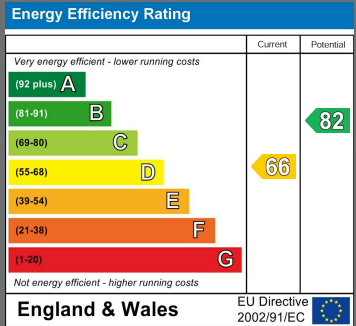
Measurements taken at widest points but do not include depth of fitted wardrobes.

Carpet flooring, doubler radiator, front facing white uPVC double-glazed window. Professionally installed fitted wardrobes to 1 wall providing a good degree of storage and hanging space. Additional built in cupboard providing additional storage. This is a good size double bedroom.



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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