

Corning Road  
Alexandra Park  
Sunderland  
SR4 6EE



good life   
sales & lettings

# Corning Road

£179,995

## INTRODUCTION

MODERN 3 DOUBLE BED SEMI-DETACHED - EN SUITE TO MASTER BEDROOM - DRIVEWAY & GARAGE - STYLISH DINING KITCHEN - DOORS LEADING OUT TO SOUTH FACING LANDSCAPED GARDEN AND PATIO - WELL PRESENTED THROUGHOUT...

## ENTRANCE HALL

Entrance via GRP door. Laminate wood-effect flooring, electric consumer unit, radiator. Door leading off to lounge.

## LOUNGE

Measurements taken at widest points.

Carpet flooring, double radiator, front facing white uPVC double-glazed window with views towards Queen Alexandra Bridge and the north side of the river. Door leading off to internal hallway.

## INTERNAL HALLWAY

Radiator, carpeted stairs to first floor landing, door leading off to dining kitchen, door leading off to WC, door leading to garage.

## W C

Vinyl tile-effect flooring, hand basin with chrome taps, toilet with low level cistern. Radiator, extractor fan.

## KITCHEN/DINING ROOM

A lovely space which stretches the rear of the property and comprises natural dining area and a natural kitchen area. Vinyl tile-effect flooring, radiator, white uPVC double-glazed window with views over the garden and white uPVC double-glazed sliding doors leading out to rear patio and garden. Fitted kitchen with a range of wall and floor units in a stylish finish with complementary laminate wood-effect work surface. Stainless steel sink with bowl and a half, single drainer and flexible Monobloc tap. Space for tall fridge/freezer, space and plumbing for a washing machine, integrated double electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish. Tiled splash backs and recessed lights to the ceiling, wall mounted Combi boiler.

## FIRST FLOOR LANDING

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

## BATHROOM

Laminate wood-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Bath with panel and chrome taps, sink with single pedestal and chrome taps, toilet with low level cistern. Stylish tiling to half height with decorative border around the bath, sink and WC area. Extractor fan.

## PRINCIPAL BEDROOM

Measurements taken at widest points.

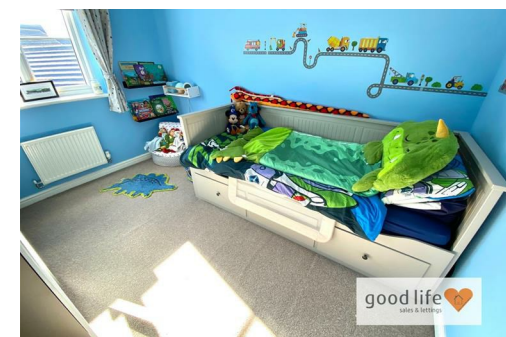
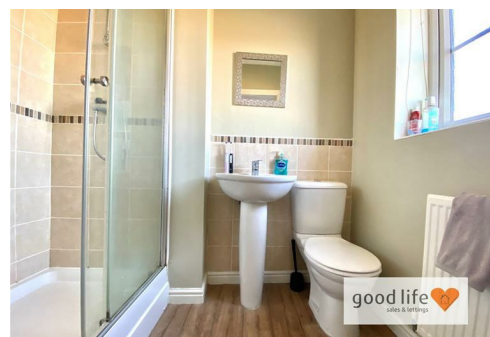
Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows with lovely elevated views. Fitted wardrobes with sliding doors providing a good degree of storage and hanging space. Door leading off to en suite.

## EN SUITE

Vinyl wood-effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal, double shower cubicle with sliding glass doors and shower fed from the main Combi boiler system. Extractor fan.

## BEDROOM 2

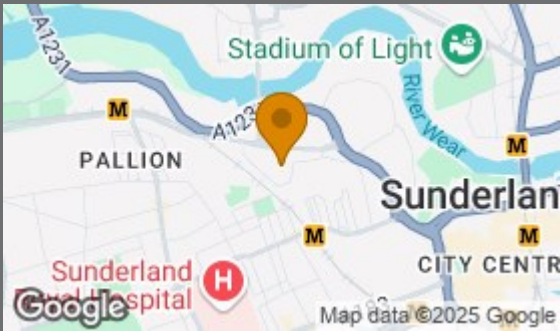
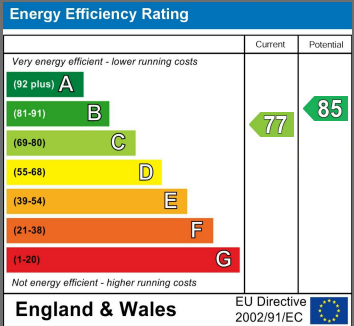
Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.





Local Authority  
Sunderland

Council Tax Band  
B



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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