

Simonside Road  
Springwell  
Sunderland  
SR3 4EP



# Simonside Road

£152,500

## INTRODUCTION

RECENTLY FULLY RENOVATED LARGER STYLE - 3 BEDROOMS - LOVELY KITCHEN - SEPARATE UTILITY - LARGE REAR FACING DINING / LOUNGE - FABULOUS BATHROOM - NEW QUALITY FLOOR COVERINGS THROUGHOUT - SOUTH FACING REAR GARDEN PLOT - VERY SOUGHT AFTER SPRINGWELL LOCATION - NO CHAIN ...

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing, under stairs cupboard, radiator, door leading off to lounge, door leading off to kitchen, front facing white uPVC double-glazed window with privacy glass.

## KITCHEN

Measurements taken at widest points

Laminate wood-effect flooring, double radiator, front facing uPVC single-glazed window. Brand new fitted kitchen with a range of wall and floor units in a light cream finish with stylish wood-effect laminate work surfaces, stainless steel sink situated below the window with single bowl, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring gas hob and integrated extractor, space for tall fridge/freezer, space and plumbing for a washing machine, kitchen cupboard conceals combination boiler. Breakfast bar. Partially-glazed door leading out to utility area.

## UTILITY AREA

A fantastic space with UPVC door to the front and rear allowing access to front and back gardens. Electric sockets, electric lighting and cold water feed also. This is a great space with lots of potential for a variety uses and perfect for family storage.

## LOUNGE

A superb large lounge space, typical of this style of house. Carpet flooring, fireplace built-in coal-effect gas fire, 2 uPVC single-glazed windows and radiator. The room is rear facing with lovely views over the south facing garden.

## FIRST FLOOR LANDING

4 doors leading off, 1 to bathroom and 3 bedrooms.

## BEDROOM 1

Double radiator, rear facing white uPVC single-glazed window. Large built-in cupboard with hanging and storage space.

## BEDROOM 2

Measurements taken at widest points.

Carpet flooring, double radiator, front facing white uPVC single-glazed window. Large built-in cupboard providing storage and hanging space. This is a double bedroom.

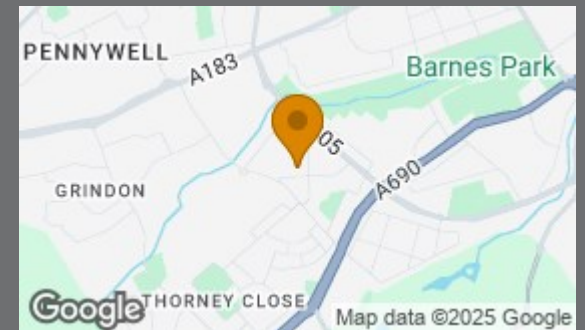
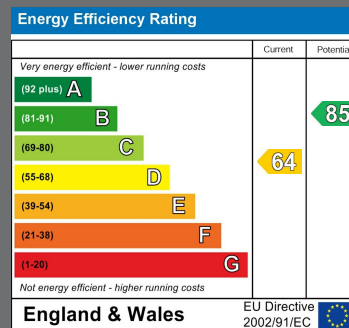
## BEDROOM 3

Carpet flooring, radiator, front facing white uPVC single-glazed window front facing, large built-in cupboard providing useful storage. This is a good size single 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





## Contact

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