

Tudor Grove  
Plains Farm  
Sunderland  
SR3 1SU



# Tudor Grove

## £124,995

### INTRODUCTION

3 DOUBLE BED END LINK HOME - MODERNISED & WELL PRESENTED - BACKS ONTO PRIMARY SCHOOL - GENEROUS REAR GARDEN - NO CHAIN - READY TO MOVE INTO - GREAT OPPORTUNITY ...

### ENTRANCE HALL

Entrance via uPVC double-glazed door. Carpet flooring, built-in cupboard housing the electric meter and consumer unit, carpeted stairs to first floor landing. Door leading off to lounge.

### LOUNGE

Laminate wood-effect flooring, large double radiator, front facing white uPVC double-glazed window. Door leading off to dining kitchen.

### DINING KITCHEN

Lovely size kitchen with comfortable space for a dining table and chairs. Laminate wood-effect flooring, 2 rear facing white uPVC double-glazed windows with views over the rear garden. Modern fitted kitchen with a range of wall and floor units in a stylish finish with contrasting laminate wood-effect work surfaces, granite style sink with bowl and a half, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring gas hob and feature extractor chimney, double fridge/freezer concealed within a unit. Recessed lights to ceiling, designer style vertical radiator. Door leading off to rear lobby.

### REAR LOBBY

Laminate wood-effect flooring, white uPVC double-glazed door leading to the side of the property, door leading off to WC, door leading to under stairs cupboard.

### UNDER STAIRS CUPBOARD

Laminate wood-effect flooring, side facing white uPVC double-glazed window with privacy glass, wall mounted Combi boiler, space and plumbing for a washing machine. Please note at the time of taking the photographs there was some plastering getting done repairing a leak from the bathroom which we understand the vendor will be having decorated and finished off prior to sale.

### W C

Tiled flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Toilet with concealed cistern and hand basin with chrome tap.

### FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, radiator. 5 doors leading off, 1 WC, 1 to bathroom and 3 to bedrooms

### W C

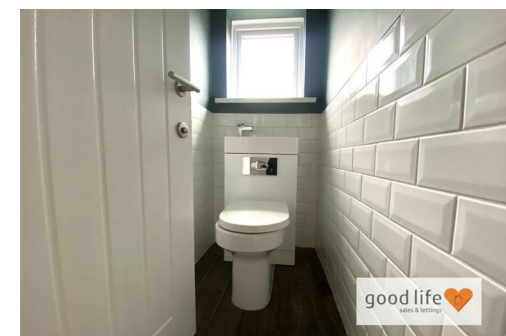
Tiled flooring, toilet with concealed cistern and built-in hand basin with chrome tap. Side facing white uPVC double-glazed window with privacy glass.

### BATHROOM

Tiled flooring, sink with single pedestal and chrome tap, p-shaped bath with chrome tap and shower fed from the main hot water system including overhead waterwall fall style shower, chrome towel heater style radiator. Stylish Metro style tiles to the walls. Side facing white uPVC double-glazed window with privacy glass.

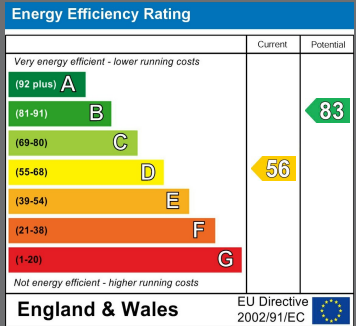
### BEDROOM 1

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