

Tadcaster Road  
Thorney Close  
Sunderland  
SR3 4NW



# Tadcaster Road

## £120,000

### INTRODUCTION

RECENTLY REFURBISHED 3 DOUBLE BED SEMI - LARGER STYLE HOME - LOVELY GENEROUS GARDEN PLOT TO REAR - SEPARATE DINING ROOM (OR HOME OFFICE) - HAS ELECTRICAL CERT - HAS GAS CERT FOR COMBI BOILER - READY TO MOVE INTO - EXTRA UTILITY SPACE/STORAGE IN COVERED FORMER WASH HOUSE - NO CHAIN ! ...

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, carpeted stairs to first floor landing, radiator. Door leading to lounge, door leading to kitchen.

### LOUNGE

A lovely size lounge in this large style semi. Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, fitted vertical blinds and wall mounted gas fire on feature chimney breast.

### KITCHEN

Again, a lovely size kitchen, laminate wood-effect flooring, range of wall and floor units in a light cream finish with contrasting wood-effect laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap positioned below a white uPVC double-glazed window which has lovely views over the rear garden plot. Wall mounted Combi boiler which has the benefit of gas certificate, double radiator. Space and plumbing for a washing machine, space for tall fridge/freezer, space for a under bench fridge, space for range style oven, the appliances shown in the photographs can stay if necessary. Door leading off to internal utility area, door leading off to separate dining room.

### DINING ROOM

Continuation of the laminate wood-effect flooring from the kitchen, large double radiator, rear facing white uPVC double-glazed window with views over the rear garden. The separate dining room affords handy additional space with plenty of electrical sockets and could be used as a working from home office, isolated from the rest of the rooms for some privacy if necessary.

### UTILITY ROOM

A very useful utility area which is enclosed and accessible from the internal kitchen door. Front facing white uPVC double-glazed window, external doors leading to the front and rear, electric lighting and ample sockets. The former WC has been disconnected from the water supply but could be reconnected back up should someone so desire it. Rear facing white uPVC single-glazed window in the WC area.

### FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM

Vinyl wood-effect flooring, radiator, 2 white uPVC double-glazed windows, 1 side and 1 rear facing. Modern bathroom suite comprising, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap with separate shower fed from the main Combi boiler system and shower rail. The area around the bath is finished in uPVC cladding which continues to half height around the WC and sink areas.

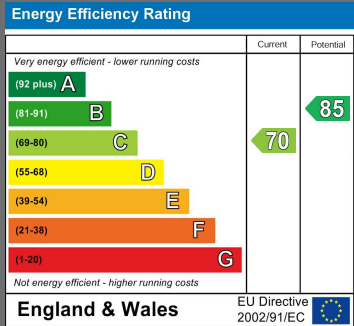
### BEDROOM 1

A lovely large double bedroom with carpet flooring, radiator, rear facing white uPVC double-glazed window with pleasant views over garden and neighbouring gardens. This is a good size double bedroom and has a built-in cupboard providing additional storage.



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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