

Fylingdale Drive  
Sunderland  
SR3 2YB



# Fylingdale Drive

£185,000

## INTRODUCITON

2 BEDROOM DETACHED BUNGALOW - GARAGE & LONG DRIVEWAY - LOVELY REAR GARDEN PLOT WITH SUNNY ASPECT - GREAT SOUGHT AFTER LOCATION - NO CHAIN ...

## ENTRANCE HALL

White uPVC double-glazed door situated to the side. Carpet flooring, radiator, built-in cupboard which houses Combi boiler which is still within warranty at the time the listing was prepared. Doors leading off to kitchen, lounge/dining room, bathroom and 2 bedrooms.

## KITCHEN

Vinyl tile-effect flooring, front facing white uPVC double-glazed window with views over cul de sac. Fitted kitchen with a range of wall and floor units in a painted finish with contrasting laminate work surfaces. Space and plumbing for a gas cooker, space and plumbing for a washing machine, space tall fridge/freezer. Space for dining table, built-in bench.

## LOUNGE/DINING ROOM

Carpet flooring, double radiator, front facing white uPVC double-glazed window with views over cul de sac. Feature fireplace in a wood-effect finish with built-in electric fire.

## BATHROOM

Vinyl wood-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of, toilet with mid level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps. electric shower over, shower rail and curtain. The walls are finished in a ceramic tile around the sink and bath areas.

## BEDROOM 1

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the garden. This is a good size double.

## BEDROOM 2

Carpet flooring, double radiator, white uPVC double-glazed patio doors leading out to rear patio and garden. This is a versatile room which could be used as a second bedroom or a dining room as can be seen the photos.

## ATTACHED GARAGE

Manual up and over garage door, electric sockets and lighting. Access door to the rear leading directly into the rear garden.

## EXTERNALLY

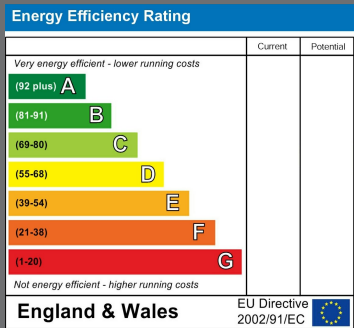
Well maintained front garden situated in a cul de sac with long multi car driveway leading to garage.

The property benefits from a lovely rear garden with large paved patio area, areas laid to lawn and small garden shed. The rear garden benefits from a west facing outlook which means it enjoys sunshine for the majority of the day but particularly afternoon and evening.



Local Authority

Council Tax Band



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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