

Cranleigh Road
Hylton Castle
Sunderland
SR5 3PN



Cranleigh Road

£125,000

INTRODUCTION

WELL PRESENTED 3 BED SEMI-DETACHED - CONSERVATORY TO REAR - SOUTH FACING WELL PRESENTED BACK GARDEN - MODERN KITCHEN & BATHROOM - LARGE LOUNGE THROUGH DINING ROOM - GREAT COMMUTER LOCATION - CLOSE TO A19/WASHINGTON/ENTERPRISE PARK ...

ENTRANCE PORCH

Vinyl wood-effect flooring, white uPVC double-glazed door, white uPVC double-glazed windows and white uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, large double radiator, carpeted stairs to first floor landing, side facing white uPVC double-glazed window with privacy glass, under stairs cupboard providing some storage, partially-glazed door leading off to reception room 1.

RECEPTION ROOM 1

Laminate wood-effect flooring, large double radiator, feature fireplace with electric built-in fire, front facing white uPVC double-glazed bow window, archway leading through to dining room.

DINING ROOM

Laminate wood-effect flooring, double radiator, partially-glazed door leading off to kitchen, white uPVC double-glazed double doors leading out to conservatory and archway leading back to lounge.

CONSERVATORY

A lovely generously proportioned conservatory taking full advantage of the south facing aspect to the rear. Vinyl wood effect flooring, white uPVC double-glazed window and white uPVC double-glazed double doors leading to rear decked patio, opaque poly carbonate roof providing some shade and fitted blinds onto the double doors leading back into the house.

KITCHEN

Modern kitchen with a range of wall and floor units in a white finish with contrasting wood-effect laminate work surface, integrated electric oven, 4 ring gas hob and feature extractor chimney in a black finish. Space and plumbing for a dishwasher, space for washing machine, integrated double fridge/freezer, granite style sink with single bowl, single drainer matching Monobloc tap, 2 rear facing white uPVC double-glazed windows with views towards the garden.

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 tile-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, double walk-in shower with fixed glass shower screen and separate shower fed from the main hot water system comprising overhead shower and separate hand held shower. The walls are finished in a tasteful uPVC cladding and there are recessed lights to ceiling. Extractor fan.

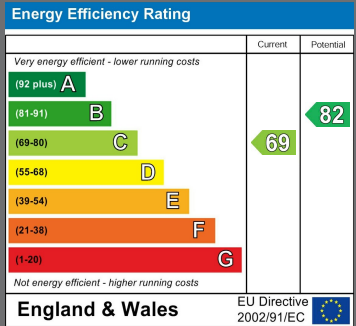
BEDROOM 1

Measurements do not include depth of fitted wardrobes. Good size double bedroom. Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with sliding mirrored doors.



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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

good life 
sales & lettings