

Peebles Road  
Plains Farm  
Sunderland  
SR3 1QY



# Peebles Road

## £120,000

### INTRODUCTION

LARGER STYLE 3 BEDROOM SEMI ON CORNER PLOT - EXTENDED TO SIDE CREATING UTILITY & UPSTAIRS BATHROOM - HAS GAS & ELECTRICAL CERTS & UPVC DG - LARGE LOUNGE - POTENTIAL TO CREATE LARGE DRIVEWAY TO FRONT - NO CHAIN ...

### ENTRANCE HALL

Carpet flooring, radiator, carpeted stairs to first floor landing, under stairs cupboard. Door leading off to lounge, door leading off to dining kitchen.

### LOUNGE

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window, built-in cupboard. This is a lovely large lounge.

### DINING KITCHEN

Vinyl wood-effect flooring, double radiator, 3 rear facing white uPVC double-glazed windows. Fitted kitchen with a range of wall and floor units in a painted finish with gold effect handles. Space and plumbing for a gas cooker, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space and plumbing for a washing machine. Ample space for table and chairs and fridge/freezer. Door leading to rear utility area.

### UTILITY AREA

A great additional space with carpet flooring, large built-in cupboard utilising space under the stairs and which also contains the gas meter. Radiator fed from the main central heating system, door leading off to WC, front and rear uPVC door leading to the front and rear gardens and front facing white uPVC double-glazed window.

### W C

Vinyl flooring, toilet with mid range cistern, side facing white uPVC double-glazed window with privacy glass.

### FIRST FLOOR LANDING

Door leading off to bathroom, doors leading off to 3 bedrooms.

### BATHROOM

Vinyl flooring, radiator, white uPVC double-glazed windows, front and rear facing, with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome taps with electric shower over.

### BEDROOM 1

A huge front double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard.

### BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window, built-in cupboard housing the Combi boiler and providing additional storage.

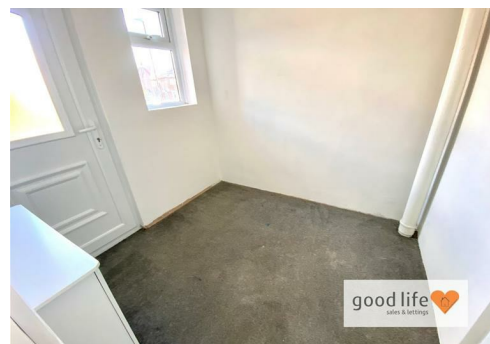
### BEDROOM 3

Also, a double bedroom.

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

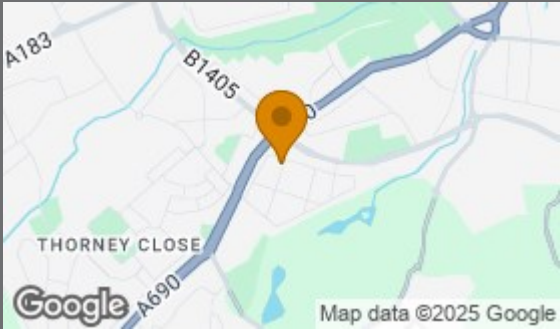
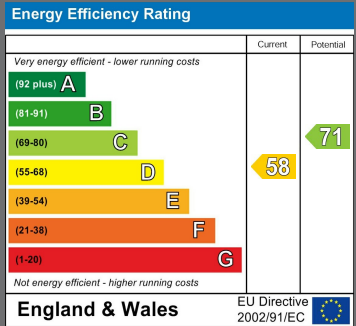
### EXTERNALLY

Large front and corner garden with the potential creating driveway in the future. Pathway leading to steps leading uPVC double-glazed front door.



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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