

Horsley Road
Washington
NE38 8HU



Horsley Road

£120,000

INTRODUCTION

3 BEDROOM END LINK - VERY SPACIOUS FAMILY HOME - CONSERVATORY TO REAR - SOUTH FACING GARDEN - MODERNISED & WELL PRESENTED - DRIVEWAY & CAR PORT - GREAT LOCATION FOR COMMUTING ACCESS TO ALL AREAS - NO CHAIN ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, 2 built-in cupboards, radiator. Door leading off to WC, door leading off to kitchen, door leading off to lounge/dining room.

W C

Tiled flooring, toilet with mid level cistern, hand basin with chrome taps, front facing uPVC double-glazed window with privacy glass. Electric consumer unit, gas meter.

KITCHEN

Laminate flooring, front facing white uPVC double-glazed window, radiator. Modern fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate works surface, integrated double electric oven, 4 ring gas hob and extractor hood, stainless steel sink with single bowl, single drainer and matching taps. Space for tall fridge/freezer, space and plumbing for a washing machine.

LOUNGE/DINING ROOM

L-shaped, measurements taken at widest points.

This is a lovely large spacious lounge/dining room with ample space for 2 sofas and dining table and chairs as can be seen in the photographs. Feature fire in a stone-effect finish with built-in electric fire, built-in cupboard, door leading off to internal staircase. Virtually floor to ceiling white uPVC double-glazed windows and white uPVC double-glazed sliding doors leading to conservatory.

CONSERVATORY

Laminate wood-effect flooring, opaque poly-carbonate roof, white uPVC double-glazed windows, white uPVC double-glazed door leading out to rear patio and garden.

FIRST FLOOR LANDING

Loft hatch with pull down ladders and some storage, 2 built-in cupboards providing useful storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1

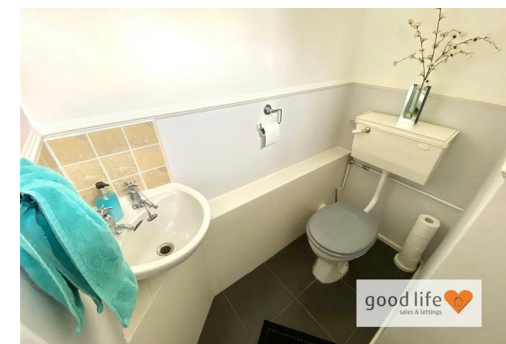
Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes with mirrored doors and good degree storage and hanging space.

BATHROOM

Vinyl flooring, chrome towel heater style radiator. White bathroom suite comprising of, sink with single pedestal and chrome taps, toilet with mid range cistern, bath with panel chrome taps and electric shower over, comprising fixed overhead shower and separate hand held shower. Front facing white uPVC double-glazed window with privacy glass. Large built-in cupboard providing useful storage.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window with pleasant views. Built-in double wardrobe with good degree storage and hanging space.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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