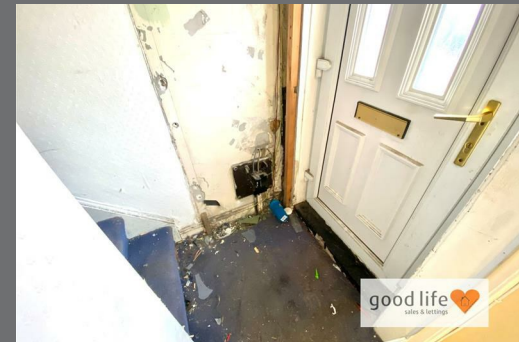
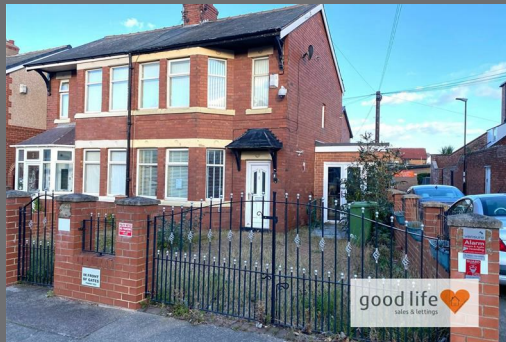


Laindon Avenue
Sunderland
SR6 8HU



good life 
sales & lettings

Laindon Avenue

£130,000

INTRODUCTION

EXTENDED 2 BEDROOM SEMI-DETACHED HOME - LOCATED JUST OFF SEA ROAD - CLOSE TO SHOPS, AMENITIES & SEA FRONT - LOFT ROOM WITH FIXED STAIR ACCESS IN BEDROOM 2 - SOME MODERNISATION AND UPDATING REQUIRED - DRIVEWAY TO FRONT - SMALL REAR COURTYARD GARDEN ...

ENTRANCE HALL

White uPVC double-glazed door leading into entrance hall. Carpet flooring, modern electric consumer unit which appears to have been installed on 10th may 2023. Electric meter, carpeted stairs first floor landing. Door leading off to lounge.

LOUNGE

Laminate wood-effect flooring, 3 front facing white uPVC double-glazed windows, double radiator. Fireplace with built-in coal-effect gas fire and fire surround, under stairs cupboard. Lift providing access to first floor bedroom. Double doors leading off to dining room.

DINING ROOM

Laminate wood-effect flooring, double radiator, rear facing wooden framed single-glazed window. Door leading off to lounge, double door opening to kitchen.

KITCHEN

Part of an extension to the original property with uPVC double glazed doors providing access from the front of the property. The kitchen extension has rear facing single-glazed wooden framed window, stainless steel sink with bowl and a half, single drainer and monobloc tap, wall mounted combi boiler.

FIRST FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to bathroom.

BATHROOM

Wet room style. Vinyl flooring, double radiator, rear facing white uPVC double-glazed window. White toilet with low level cistern, white sink with single pedestal and chrome taps, shower fed from the main hot water system with wet room style waste.

BEDROOM 1

Laminate wood-effect flooring, radiator, 3 white uPVC double-glazed windows forming a bay and additional front facing uPVC double-glazed window. Lift in the corner of the room providing access from the lounge directly into the bedroom.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fixed staircase leading to loft room.

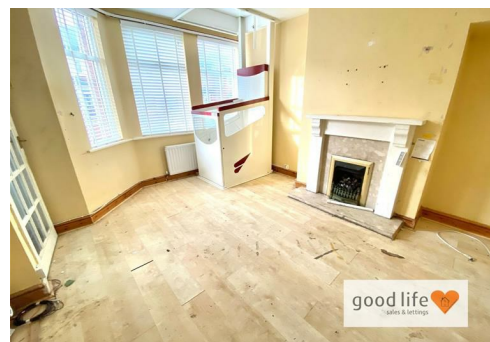
LOFT ROOM

Suitable for storage. Wooden framed double-glazed roof window and limited head height.

EXTERNALLY

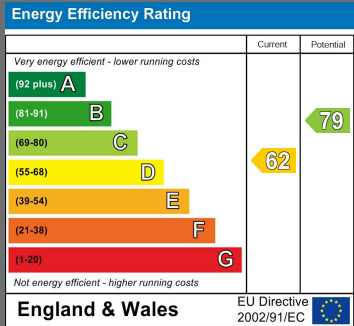
Driveway parking for at least 1 possibly more vehicles plus additional on street parking to the front and side. White uPVC double-glazed patio doors leading into the kitchen. Area of lawn

Small overgrown courtyard to the rear.

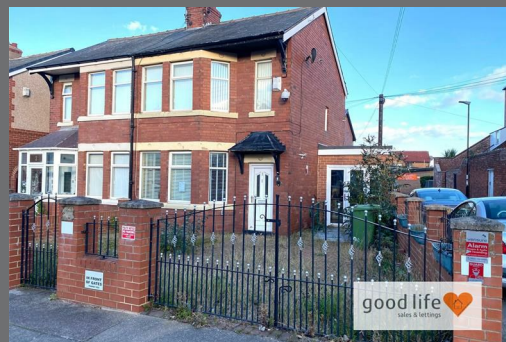


Local Authority
Sunderland Council

Council Tax Band
B



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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