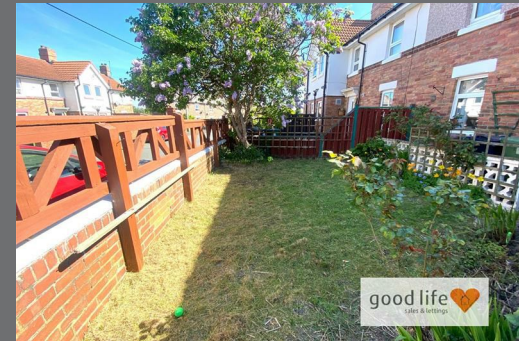


The Crescent  
New Silksworth  
Sunderland  
SR3 1DB



# The Crescent

£85,000

## INTRODUCTION

WELL PRESENTED 2 DOUBLE BED HOME - DRIVEWAY TO FRONT & LOVELY GARDEN TO REAR - LOVELY ASPECT OVER GREENERY TO REAR

- GENEROUS LOUNGE - MODERN KITCHEN/DINING ROOM - POPULAR SILKSWORTH LOCATION CLOSE TO AMENITIES - CLOSE TO SKI SLOPE, LEISURE CENTRE, SAINSBURYS ...

## DINING KITCHEN

Measurements taken at widest points.

Laminate slate-effect flooring, double radiator, front facing white uPVC double-glazed window and white uPVC double-glazed bow window to the rear with lovely views over the garden and open greenery. Modern fitted kitchen with a range of wall and floor units in a white finish with black handles, white ceramic sink with single bowl, single drainer and Monobloc tap. Space and plumbing for a washing machine, space for gas cooker, space for tall fridge/freezer. Built-in cupboard utilising the space under the stairs providing lots of additional storage space, ample space for a dining table and chairs. To the rear of the kitchen is an open doorway leads into rear hallway.

## REAR HALLWAY

Continuation of the laminate slate-effect flooring from the kitchen, carpeted stairs to first floor landing, door leading off to lounge, white uPVC double-glazed door leading out to the rear garden.

## LOUNGE

Measurements taken at widest points

A lovely size lounge with carpet flooring, double radiator, front facing white uPVC double-glazed window and rear facing white uPVC double-glazed window with lovely views over the garden and beyond. This room is large enough to accommodate most arrangements of furniture.

## FIRST FLOOR LANDING

Front facing white uPVC double-glazed, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

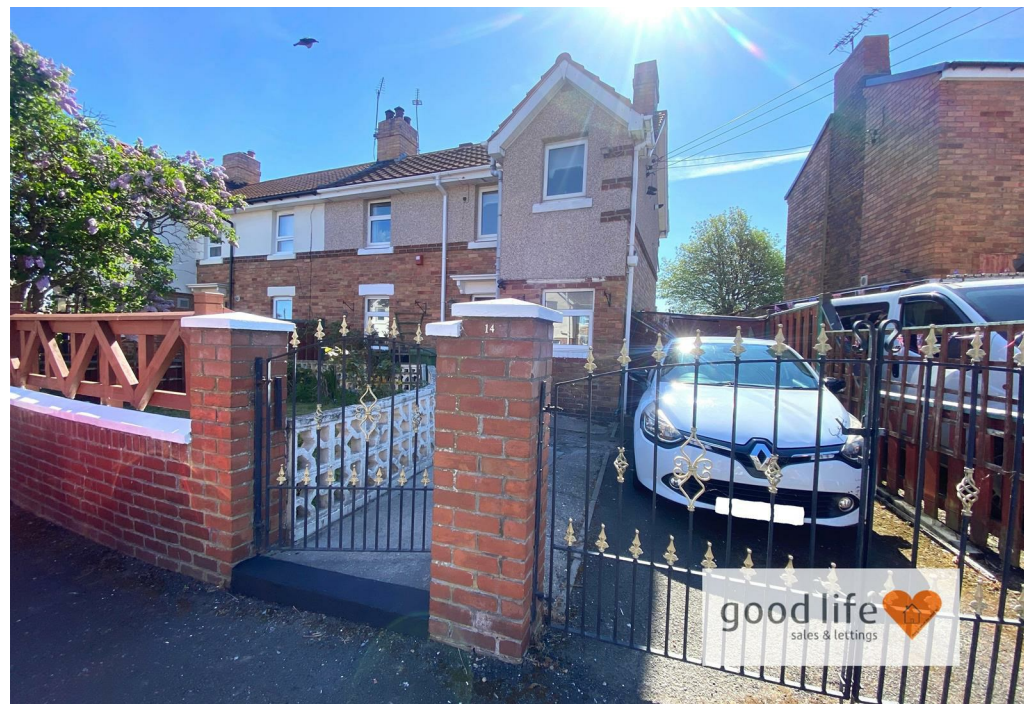
## BATHROOM

Vinyl slate-effect flooring, front facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps, separate shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower with folding glass shower screen. The walls and ceiling are finished in uPVC cladding. Recessed lights to the ceiling. Electric towel heater style radiator.

## EXTERNALLY

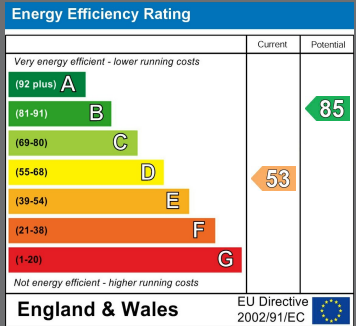
Driveway parking for at least 1 vehicle, front garden and pathway leading to uPVC double-glazed front door.

The property has just recently had landscaping to provide low maintenance year round garden with a beautiful sunny aspect overlooking attractive greenery. This is a real asset to the property.



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





## Contact

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