

Redcar Road  
Redhouse  
Sunderland  
SR5 5PZ



# Redcar Road

£109,000

## INTRODUCTION

WELL PRESENTED 2 BED MID LINK - GAS AND ELECTRICAL CERTIFICATES - FRONT DRIVEWAY & REAR GARDEN - MODERN BATHROOM & KITCHEN - NO CHAIN - WALKING DISTANCE TO RED HOUSE PRIMARY SCHOOL - WALKING DISTANCE TO SUNDERLAND ENTERPRISE PARK...

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing. Partially-glazed door leading off to lounge.

## LOUNGE

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Partially-glazed door leading off to kitchen.

## KITCHEN

Stretching the width of the house to the rear with vinyl tile effect flooring, double radiator, 2 rear facing white uPVC double-glazed windows and white uPVC double-glazed door leading out to rear garden. Fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate wood-effect work surfaces. Stainless steel sink with single bowl, single drainer and monobloc tap, space and plumbing for a washing machine, space for electric oven, space for tall fridge/freezer if required. Ample bench space and cupboard space, modern wall mounted combi boiler and modern electric fuse box.

## FIRST FLOOR LANDING

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

## BEDROOM 1

Large double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing a good degree of storage and hanging space.

## BEDROOM 2

Also a double bedroom.

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

## BATHROOM

Vinyl wood-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 taps, white bath with panel and chrome taps, separate electric shower, shower rail and curtain. The walls around the bath are finished in a stylish ceramic tile.

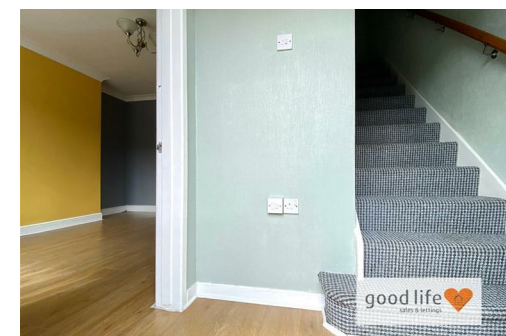
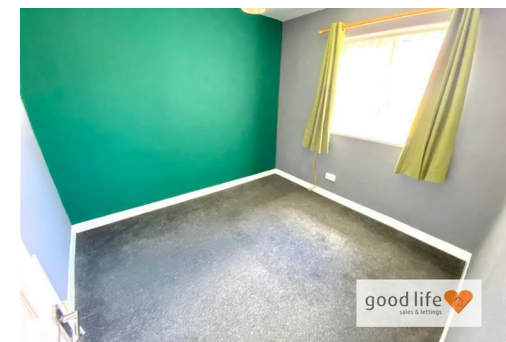
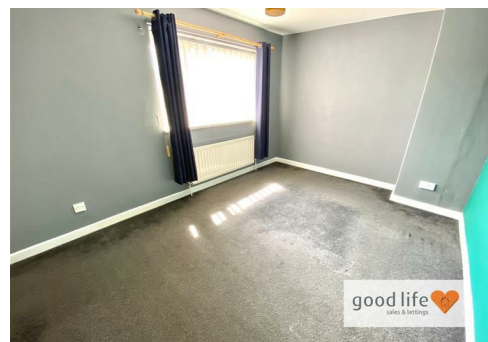
## EXTERNALLY

Drop kerb allowing driveway parking for at least 2 vehicles plus further on street parking. Shared access down the side of the property to the rear.

The property has low maintenance rear garden with paved patio, artificial grass and perimeter fencing providing year round outdoor space.

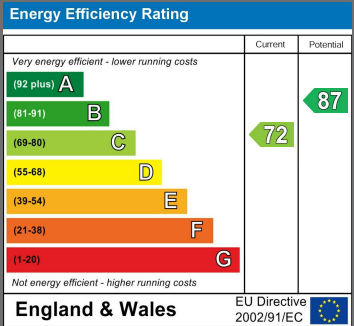
## GENERAL

The roof space has been partially for storage and has a 2-roof windows added to the front and rear elevation.



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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