

Highfield Place
Pallion
Sunderland
SR4 6LP



Highfield Place

£123,000

INTRODUCTION

WELL PRESENTED 3 BED END LINK - LOVELY OPEN PLAN LAYOUT TO GROUND FLOOR - DRIVEWAY TO FRONT & GARDEN TO REAR - MODERN KITCHEN & BATHROOM - LOCATED WITHIN QUIET CUL DE SAC - WALKING DISTANCE TO HOSPITAL - WALKING DISTANCE TO CHESTER RD & PALLION SHOPPING - HAS GAS AND ELECTRICAL CERTS - NO CHAIN ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Tiled flooring, carpeted stairs, meter cupboard and modern electric in cupboard. Door leading off to lounge.

LOUNGE

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Wall mounted thermostat for the central heating system and Tv Ariel point. Understairs cupboard providing some storage. The lounge is a good size but is made to feel even larger by the fact the room is partially open plan to the dining/kitchen

DINING KITCHEN

Laminate wood-effect flooring to the dining area, double radiator, stylish tile flooring to the kitchen area, white uPVC double-glazed window looking out over the rear garden and white uPVC double-glazed door leading out to the rear garden. Modern fitted kitchen with a range of wall and floor units in a grey finish with contrasting marble effect laminate wood-effect work surfaces. Granite style sink with bowl and a half, single drainer and monobloc tap. 5 ring gas hob with feature extractor chimney and stylish tiled splash back, integrated electric oven, integrated microwave. Space and plumbing for a washing machine, space for tall fridge/freezer.

FIRST FLOOR LANDING

Loft hatch, large double radiator, built in cupboard with useful shelving, 4 doors leading off.

BAHTROOM

Stylish tile flooring which continues to the walls, white bathroom suite, toilet with mid level cistern, sink with single pedestal and chrome tap, bath with panel, chrome taps with showerhead attachment, plus separate overhead water fall shower fed from the main hot water system with glass shower screen over the bath. Rear facing white uPVC double-glazed window with privacy glass, chrome towel heater style radiator. Extractor fan. Recessed lights to ceiling.

BEDROOM 1

Double bedroom.

Laminate wood-effect flooring, large double radiator, front facing white uPVC double-glazed window with pleasant views.

BEDROOM 3

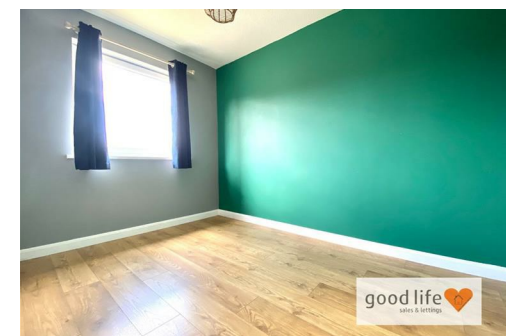
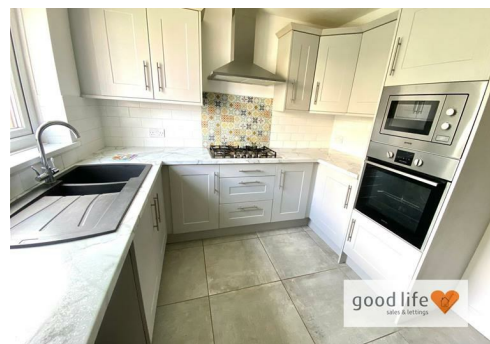
L shaped and measurements taken at widest points.

Laminate wood-effect flooring, large double radiator, front facing white uPVC double-glazed window with pleasant views. Built in cupboard providing useful storage and hanging space.

BEDROOM 2

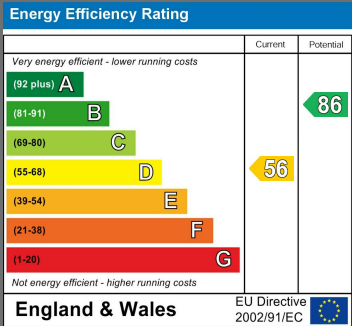
Laminate wood-effect flooring, double radiator, fitted wardrobes, rear facing white uPVC double-glazed window. This is a double bedroom.

EXTERNALLY



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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