

Matamba Terrace  
Millfield  
Sunderland  
SR4 7AZ



# Matamba Terrace

£130,000

## INTRODUCTION

IMPRESSIVE 3 BED MID LINK HOME - IMMACULATELY PRESENTED THROUGHOUT - DRIVEWAY & GARAGE - DOWNSTAIRS WC - WALKING DISTANCE TO METRO & CITY CENTRE - CLOSE TO UNIVERSITY & HOSPITAL ...

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, electric consumer unit. Door leading off to the lounge, door leading off to WC.

## W C

Vinyl tile-effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. Stylish toilet with concealed cistern and push button flush, sink built into matching vanity unit with chrome tap. Tiling to approx. half height in a stylish marble-effect ceramic tile.

## LOUNGE

Measurements taken at widest points.

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Under stairs space with built-in units, open plan staircase to first floor landing. Door leading off to entrance hall, door leading off to the kitchen.

## KITCHEN

Tiled flooring, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to the rear. Fitted kitchen with a range of wall and floor units in a cream finish with black handles and contrasting wood-effect laminate work surfaces. Integrated electric oven, 4 ring gas hob and integrated extractor. Space for large fridge/freezer, space and plumbing for a washing machine, space for dryer. Wall mounted Combi boiler, alarm key pad.

## FIRST FLOOR LANDING

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

## BATHROOM

Vinyl wood-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Stylish bathroom comprising toilet with concealed cistern and push button flush, sink built into matching unit with chrome tap, bath with matching panel, glass shower screen over, chrome taps, electric shower. The walls are finished in a stylish marble-effect ceramic tile. Extractor fan.

## BEDROOM 1

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 2 walls providing a good degree of storage and hanging space. This is a double bedroom.

## BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a good size double bedroom.

## BEDROOM 3

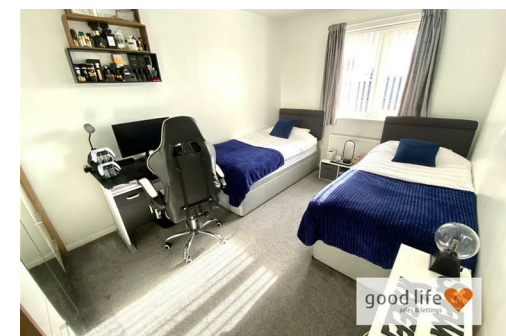
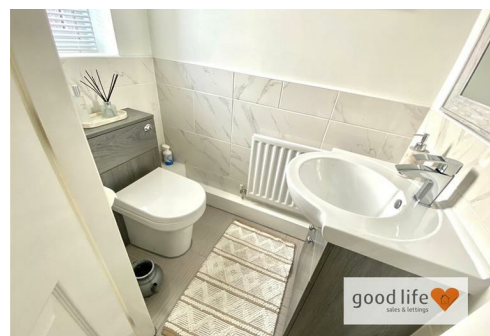
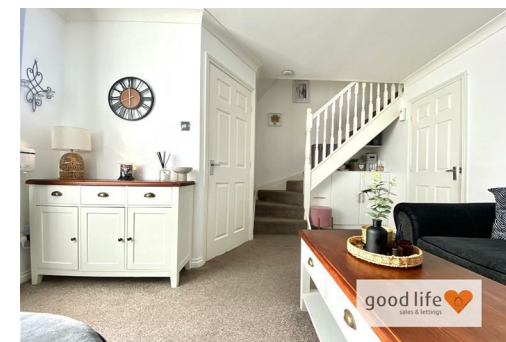
This is a good size single bedroom

Carpet flooring. Radiator, white uPVC double-glazed window, built-in cupboard providing additional storage, loft hatch.

## EXTERNALLY

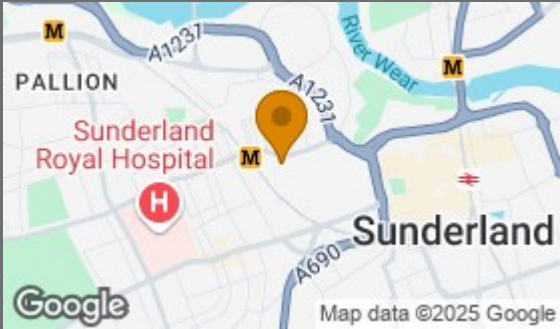
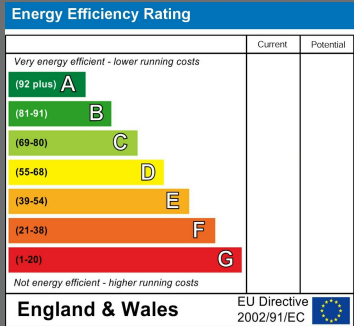
The property enjoys driveway parking for at least 2 vehicles leading to attached garage with block paved driveway, artificial turf and access from the rear via wrought iron gates. On street parking to the rear as well as the front.

\*Please note, there is permit parking to the front



Local Authority  
Sunderland

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





## Contact

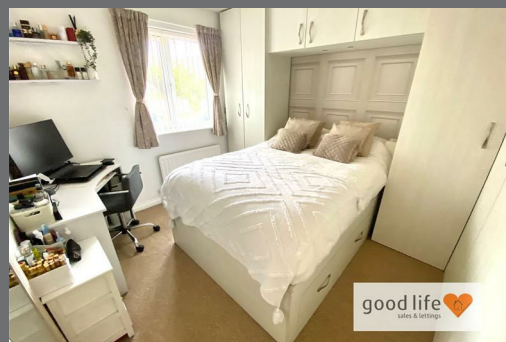
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