

Parkstone Close

Hastings Hill
Sunderland
SR4 9PA



Parkstone Close

£199,995

INTRODUCTION

EXTENDED 3 BED SEMI DETACHED - ATTRACTIVELY PRICED - EXTENDED KITCHEN - CONSERVATORY TO REAR - BEAUTIFUL REAR GARDEN - RECENTLY UPGRADED QUALITY BATHROOM - PROFESSIONALLY FITTED WARDROBES TO 3 BEDROOMS - DRIVEWAY & GARAGE ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet flooring, double radiator, built-in cupboard, carpeted stairs to first floor landing, door leading off to reception room 1, door leading off to kitchen.

RECEPTION ROOM 1

Measurements taken at widest point but does not include depth of bay window. Carpet flooring, radiator, front facing white uPVC double-glazed bay window. Feature fire surround in a wood-effect finish with quartz hearth and back and built-in coal-effect gas fire. The lounge is open plan via archway to dining room.

DINING ROOM

Carpet flooring continued from the lounge, radiator, white uPVC double-glazed sliding doors leading out to conservatory.

CONSERVATORY

Measurements taken at widest points. Laminate wood-effect flooring, radiator, white uPVC double-glazed windows with views over patio and garden, white uPVC double-glazed door providing access to the rear patio and garden. opaque poly-carbonate roof with built-in fan light.

EXTENDED KITCHEN

Part of an extension to the original property with vinyl tile-effect flooring, radiator, 2 white uPVC double-glazed windows with lovely views over the rear garden and patio. White uPVC double-glazed door leading out to the side and rear, integral door leading directly to the garage. Built-in cupboard providing additional storage and which the current owner has an additional fridge. Fitted kitchen with a range of wall and floor units in a wood finish with double integrated electric oven situated at waist height for convenience, 4 ring gas hob and additional separate 2 ring gas hob both located underneath extractor fans. Under bench lights. Space for washing machine and dryer, Integrated freezer.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with privacy glass, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1

Measurements taken at widest points. Carpet flooring, radiator, front facing white uPVC double-glazed window. Professionally installed very stylish fitted wardrobes with a good degree of storage and hanging space including matching bedside cabinets and built-in dressing with drawers and matching mirror. Built in LED lighting to the units.



Local Authority
Sunderland

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		



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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