

St. Leonard Street
Hendon
Sunderland
SR2 8QE



St. Leonard Street

£85,000

INTRODUCTION

VERY WELL PRESENTED 3 BED MID TERRACED HOUSE - LARGE OPEN PLAN LOUNGE DINING ROOM - MODERN KITCHEN & BATHROOM - ELECTRIC ROLLER SHUTTER DOOR TO REAR - READY TO MOVE INTO HOME ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, modern electric fuse box. Open plan doorway leading off to dining room/reception room 1.

DINING ROOM/RECEPTION ROOM 1

To chimney breast.

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bow window. Lovely high ceilings, built-in cupboard for storage. The dining room/reception room 1 is open plan to the main lounge area.

MAIN LOUNGE

A lovely large open space with laminate wood-effect flooring, electric wall mounted plasma style fire, open plan staircase leading to first floor landing, built-in shelves, large double radiator. Partially-glazed door leading off to utility and kitchen.

UTILITY SPACE

Laminate wood-effect flooring, radiator, white uPVC double-glazed window and white uPVC double-glazed patio door leading out to rear courtyard. The utility area is currently utilised as useful storage and also for condensing dryer. The room is partially open plan to the kitchen.

KITCHEN

Laminate tile-effect flooring, radiator, white uPVC double-glazed window. Modern fitted kitchen with a range of wall and floor units in a black high gloss finish with complementary wood-effect laminate work surface, integrated electric oven, 4 ring ceramic hob, feature designer extractor chimney in matching black finish, space for American style fridge/freezer, breakfast bar facility and resin sink with bowl and a half, single drainer and flexible Monobloc tap. Door leading off to bathroom.

BATHROOM

Stylish ceramic tile flooring, flat panel designer style radiator. White toilet with low level cistern, white sink built into drawer unit with stylish designer tap, quadrant corner shower unit with sliding glass doors and shower fed from the main hot water system. Extractor fan. Recessed lights to ceiling. The walls are finished in a stylish ceramic tile.

FIRST FLOOR LANDING

3 doors leading off to bedrooms.

BEDROOM 1

Huge double bedroom which could potentially be split into 2 depending on how you would organise the window which is large and set central to the dormer. Laminate wood-effect flooring, double radiator. Built-in cupboard.

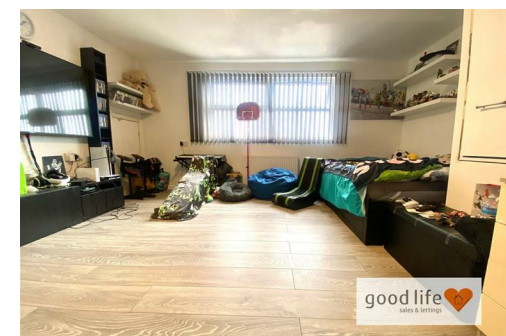
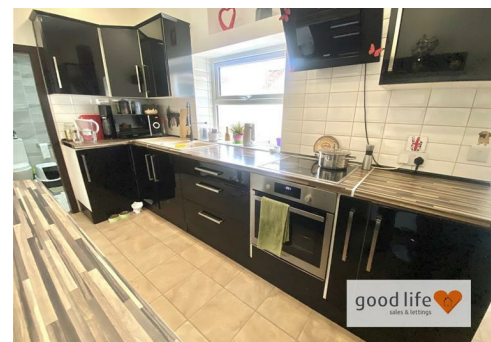
BEDROOM 2

Laminate wood-effect flooring, fitted wardrobe to 1 wall, radiator, front facing white uPVC double-glazed window. Large enough to accommodate a double bed.

BEDROOM 3

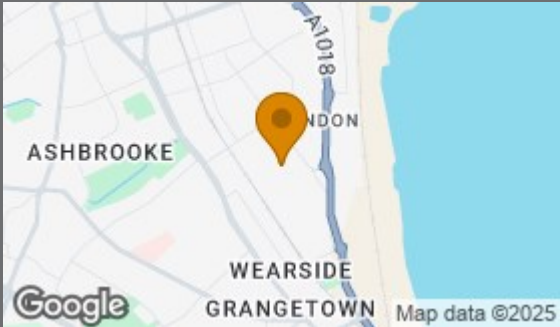
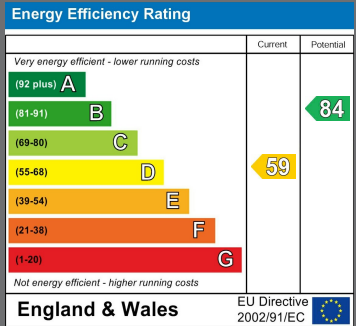
Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window.

GENERAL



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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