

Wetherby Road
Grangetown
Sunderland
SR2 9SW



Wetherby Road

£159,995

INTRODUCTION

LARGER STYLE 3 BED SEMI-DETACHED ON POPULAR ESTATE - LOUNGE & DINING ROOM - GENEROUS KITCHEN - GARAGE - 3 FIRST FLOOR BEDROOMS - FIRST FLOOR BATHROOM - DRIVEWAY & GARAGE - NO CHAIN ...

ENTRANCE PORCH

Entrance via GRP double-glazed door. Tiled flooring, white uPVC double-glazed window, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, radiator concealed behind cover, front facing single glazed window with privacy glass. Under stairs cupboard, door leading off to kitchen, door leading off to reception room 1.

KITCHEN

Vinyl wood-effect flooring, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to rear garden and patio. Modern Worcester Bosch Combi boiler wall hung, modern fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces, space and plumbing for a washing machine, space for tall fridge/freezer, space for gas cooker and stainless steel sink with single bowl, single drainer and matching taps.

RECEPTION ROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed part bay window. Feature fire surround in a wood-effect finish with quartz hearth and back and built-in electric fire. A lovely window to the front and to the rear of the room is double sliding doors which lead into a dining room.

DINING ROOM

Carpet flooring, radiator, rear facing white uPVC double-glazed window with lovely views over the garden. Partially-glazed door directly into the kitchen.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed widow. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Vinyl tile-effect flooring, towel heater style radiator, 2 white uPVC double-glazed windows, 1 rear and 1 side facing. White toilet with concealed cistern and push button flush, sink with chrome tap built into vanity unit, large freestanding shower with pivot doors allowing convenient access into the shower cubicle with electric shower, separate bidet. The walls are finished in a tasteful ceramic tile, loft access.

BEDROOM 1

Carpet flooring, radiator, white uPVC double-glazed part bay window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. Good size double bedroom.

BEDROOM 3

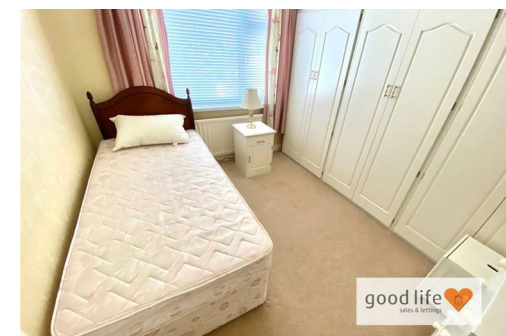
Single bedroom.

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

BEDROOM 2

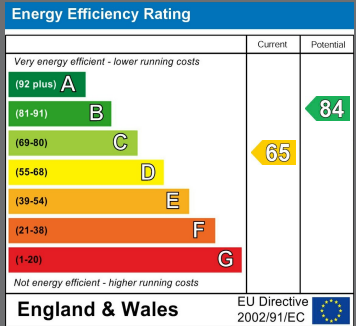
Measurements do not include depth of fitted wardrobes which run the length of 1 wall.

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



Local Authority
Sunderland

Council Tax Band
C



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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