

Baneberry Drive
Hillfield Meadows,
Silksworth
Sunderland



Baneberry Drive

£179,995

INTRODUCTION

IMPRESSIVE 3 BED SEMI-DETACHED - GREAT LOCATION WITHIN NEW DEVELOPMENT - EN SUITE TO MASTER BEDROOM - LANDSCAPED REAR GARDEN AT CONSIDERABLE COST - INTEGRATED APPLIANCES IN QUALITY KITCHEN - DRIVEWAY PARKING - ENERGY EFFICIENT & WELL INSULATED - GREAT GREEN & ELEVATED VIEWS - LOVELY READY TO MOVE INTO MODERN HOME ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Vinyl wood-effect flooring, radiator, carpeted stairs to first floor landing, wall mounted thermostat for the central heating system. Door leading off to WC, door leading off to lounge.

W C

Vinyl wood-effect flooring, radiator, hand basin with chrome tap, toilet with low level cistern, front facing white uPVC double-glazed window with privacy glass. Wall mounted consumer unit for electrics. Metro tile to approx. half height for stylish finish.

LOUNGE

A nice size lounge with carpet flooring, double radiator, front facing white uPVC double-glazed window, upgraded stylish modern fireplace for contemporary feel, under stairs cupboard providing good extra storage. Door leading off to dining kitchen.

DINING KITCHEN

Vinyl wood-effect flooring, designer style vertical flat panel radiator, white uPVC double-glazed doors opening out onto lovely landscaped patio and garden beyond. Additional side facing white uPVC double-glazed window with lovely views over open greenery. Stylish fitted kitchen in a soft pastel finish with complementary laminate work surfaces. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish with matching splash back. Integrated double fridge/freezer, integrated washing machine, granite style sink with bowl and a half, single drainer and Monobloc tap. Central heating boiler located within matching kitchen cupboard.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, built-in cupboard providing useful storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

MASTER BEDROOM

Double bedroom with carpet flooring, radiator, front facing white uPVC double-glazed window with lovely elevated views in the distance. Door leading off to en-suite shower room.

EN-SUITE SHOWER ROOM

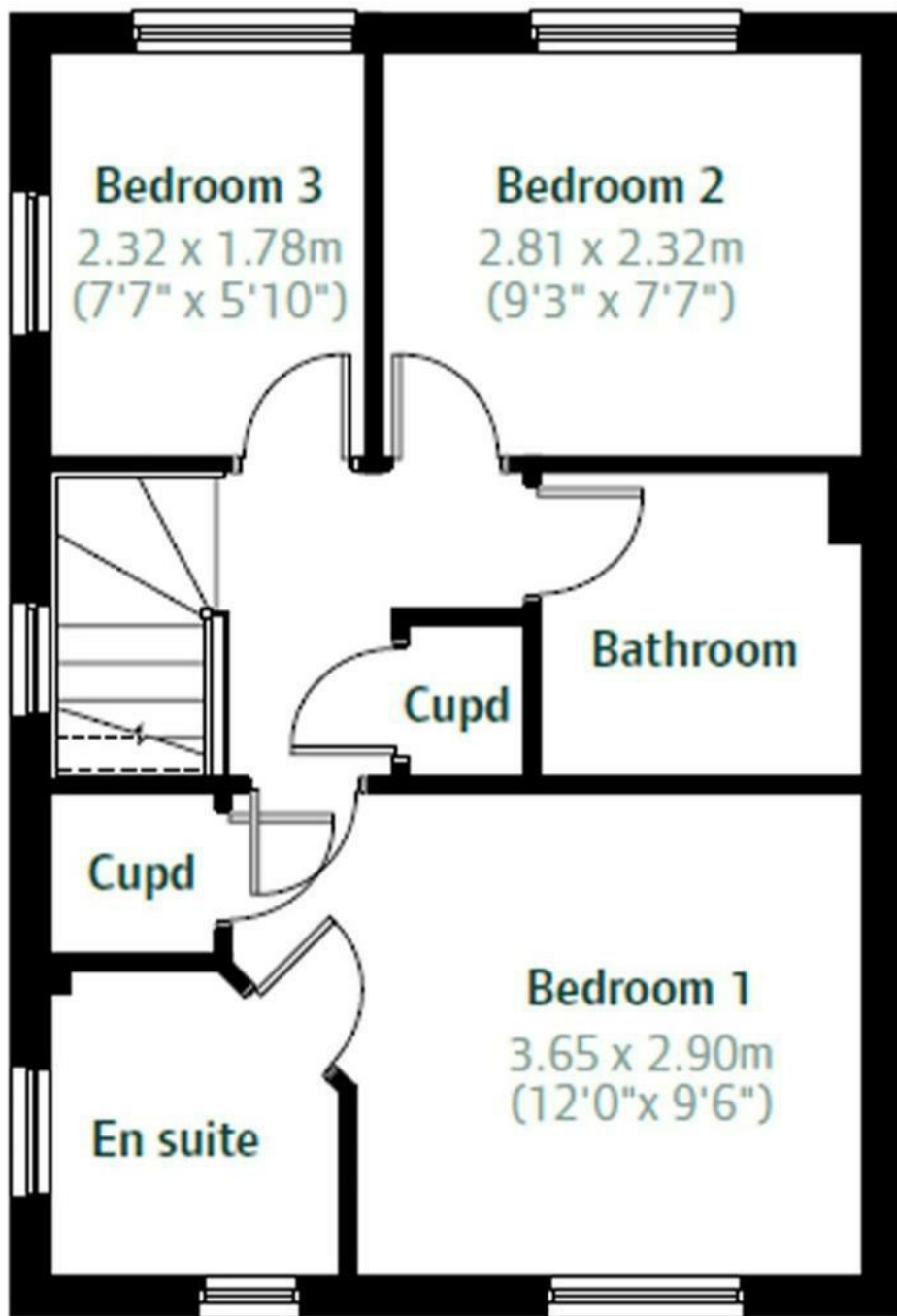
Vinyl wood-effect flooring, chrome towel heater style radiator, 2 white uPVC double-glazed windows with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome tap, corner shower cubicle with glass sliding doors and shower fed from the main hot water system comprising fixed overhead shower and separate handheld shower. Extractor fan. UPVC cladding to the ceiling, stylish tiling around the sink, shower and WC areas.

BEDROOM 2

Double bedroom.

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





Local Authority
Sunderland

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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