

Deaconsfield Close
Chapel Garth
Sunderland
SR3 2SG



Deaconsfield Close

£195,000

INTRODUCTION

3 BED SEMI-DETACHED HOME - POPULAR CHAPEL GARTH LOCATION - DRIVEWAY & GARAGE WITH REMOTE DOOR - CONSERVATORY - SUNNY REAR GARDEN ASPECT - POTENTIALLY NO CHAIN - PERFECT COMMUTER LOCATION - CLOSE TO SHOPS, SCHOOLS & LOCAL AMENITIES ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, carpeted stairs to first floor landing, radiator, double doors leading through to lounge.

LOUNGE

A lovely size lounge.

Laminate wood-effect flooring, fire place producing a focal point with built-in electric fire and modern surround, front facing white uPVC double-glazed bow window. Double doors leading to the Kitchen/dining room.

KITCHEN/DINING ROOM

Laminate tile-effect flooring, fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate wood-effect work surfaces, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for a gas cooker, space for a tall fridge/freezer, stainless steel splash back with matching extractor canopy. Sliding double-glazed doors leading off to conservatory. Ample space for a dining table and chairs.

CONSERVATORY

Tiled flooring, electric plug in wall heater, white uPVC double-glazed windows and white uPVC double-glazed door leading out to rear patio and garden.

FIRST FLOOR LANDING

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

BEDROOM 1

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

BEDROOM 2

Also a double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built-in wardrobes providing a good degree of storage and hanging space, loft hatch.

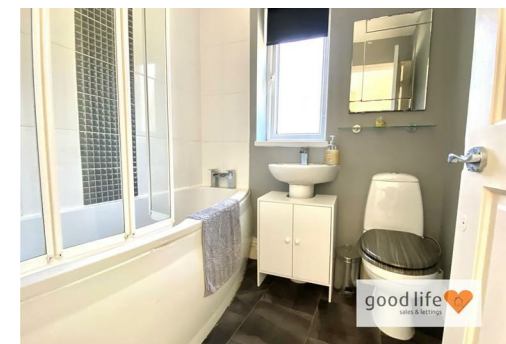
BATHROOM

Vinyl tile-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome tap, bath with glass shower screen over and electric shower with chrome taps. The walls around the bath area are finished in a ceramic tile with mosaic style feature.

BEDROOM 3

Single bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Built-in cupboard providing storage.



Local Authority
Sunderland

Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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