

Leechmere Road
Grangetown
Sunderland
SR2 9NF



Leechmere Road

£145,000

INTRODUCTION

IMPRESSIVE 3 BED MID TERRACE HOME - STUNNING LARGE LANDSCAPED REAR GARDEN PLOT - BEAUTIFULLY PRESENTED INTERNALLY - MODERN KITCHEN & BATHROOM - LIVING ROOM WITH FAB VIEWS OVER GARDEN - TERRIFIC LOCATION ON LEECHMERE ROAD - OUTSTANDING OPPORTUNITY ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet flooring, 2 front facing white uPVC double-glazed windows, radiator, carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed window, double-glazed double doors leading out to rear patio and garden and with lovely views over the patio and garden. Door leading off to kitchen/dining room.

KITCHEN/DINING ROOM

Measurements taken at widest points.

Also running the full depth of the house with vinyl wood-effect flooring, radiator, front facing white uPVC double-glazed window and rear facing white uPVC double-glazed window with lovely views over the garden. Modern fitted kitchen with a range of wall and floor units in a white finish with complimentary laminate wood-effect work surfaces. Stainless steel sink with single bowl, single drainer and Monobloc tap. Integrated electric oven, 4 ring integrated hob, space and plumbing for a washing machine, under bench space for an additional appliance (the current owner has a condensing dryer there) space for tall fridge/freezer, wall mounted modern Combi boiler. Ample space for a dining table and chairs. Built-in cupboard using space under the stairs provides additional shelving and storage space.

FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window with lovely elevated views over the garden. Loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1

Measurements do not include depth of fitted wardrobes.

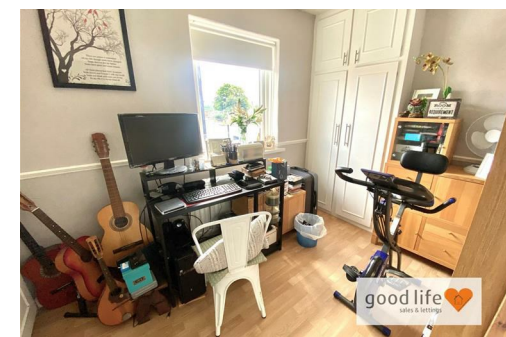
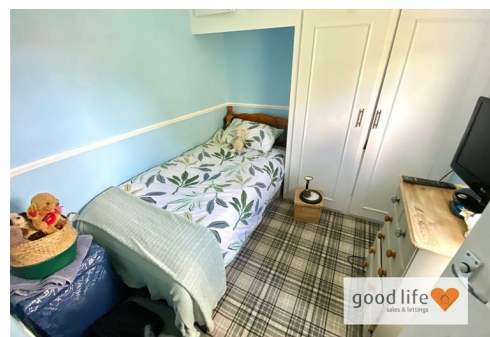
Carpet flooring, radiator, front facing white uPVC double-glazed window, 2 sets of fitted wardrobes providing a good degree of storage and hanging space. This a good size double bedroom.

BATHROOM

Vinyl flooring, towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with chrome taps, electric shower over. The walls are finished in a ceramic tile with decorative border.

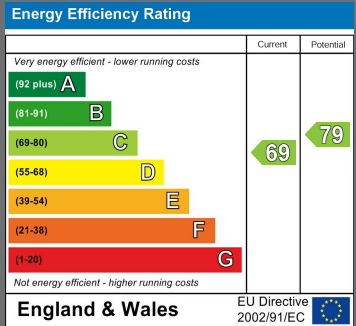
BEDROOM 3

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with a good degree of storage and hanging space. This is a double bed although the fitted wardrobes have been organised to accommodate a single bed. The bed position could be moved, however, into a different position or potentially the fitted wardrobes could be reorganised in a different way to accommodate a double bed in the future.



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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