

Charter Drive
East Herrington
Sunderland
SR3 3PG



Charter Drive

£274,000

INTRODUCTION

SUBSTANTIAL 5 BED SEMI DETACHED HOUSE - SUPERB LOCATION - APPROX SOUTH FACING REAR GARDEN PLOT - SUBSTANTIAL 2 STOREY EXTENSION TO SIDE - LARGER GARAGE/WORK SHOP WITH SINK & ELECTRICS - MODERN EXTENDED BREAKFASTING KITCHEN - LARGE LOUNGE THROUGH DINING ROOM - LARGE WELL-APPOINTED BATHROOM - WELL PRESENTED THROUGHOUT ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed sliding door leading into. White uPVC double-glazed door and uPVC double-glazed window leading into entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, carpeted stairs to first floor landing, under stairs cupboard providing some storage. Door leading off to reception room 1, door leading off to dining kitchen.

RECEPTION ROOM 1

Measurements taken at widest points.

This is a lovely large living/through room which would have formally been 2 separate reception rooms but has been combined. Carpet flooring flowing throughout, radiator to the front and radiator to the rear, front facing white double-glazed bay window, white double-glazed patio doors rear facing with views over the garden. Coal-effect gas fire built into the chimney breast.

DINING KITCHEN

Measurements taken at widest points.

Part of an extension to the original property and comprising laminate wood-effect flooring, radiator, 2 rear facing white uPVC double-glazed windows, modern fitted kitchen with a range of wall and floor units in a stylish finish with wood-effect laminate work surface, granite style sink with bowl and a half, single drainer and Monobloc tap, 4 ring ceramic induction hob with designer style extractor and matching splash back, integrated electric oven and integrated combination microwave oven, breakfast/informal dining area built into the kitchen and there is integrated double fridge/freezer also. Door leads off to rear passage.

REAR PASSAGE.

Laminate wood-effect flooring, white uPVC double-glazed door leading out to rear patio and garden, integral door leads to garage, folding door leads to downstairs WC.

W C

Laminate tile-effect flooring, chrome towel heater style window, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap.

FIRST FLOOR LANDING

2 steps leading to the original house to the left and 2 steps to the right leading to the extension.

BEDROOM 1

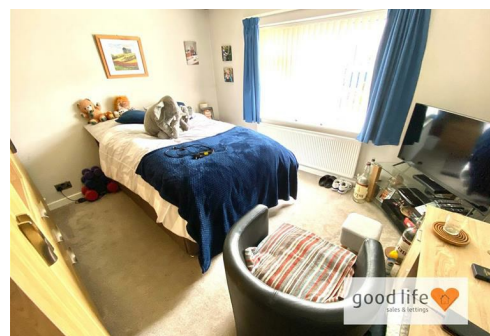
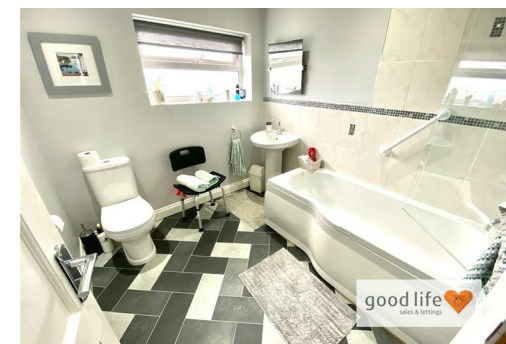
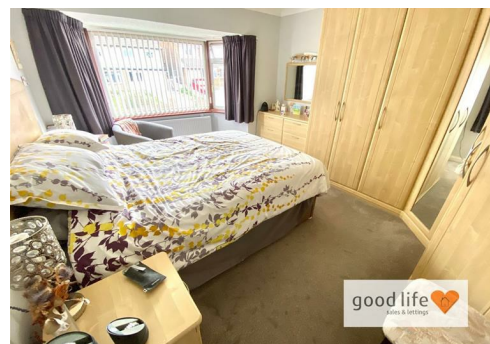
Measurements taken into bay.

Carpet flooring, double-glazed bay window, radiator. Extensive fitted wardrobes providing a good degree of storage and hanging space.

BEDROOM 2

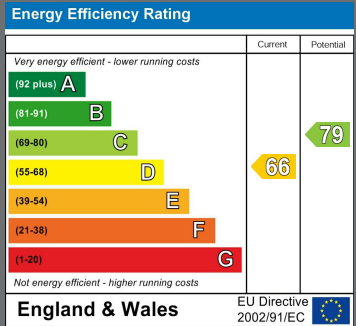
This is also a double bedroom.

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



Local Authority
Sunderland

Council Tax Band
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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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