

Kirkwall Close
Fulford Grange
Sunderland
SR5 3DL



Kirkwall Close

£295,000

INTRODUCTION

ENTRANCE HALL

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

W C

Vinyl wood-effect flooring, radiator, hand basin with chrome taps, toilet with low level cistern. Front facing white uPVC double-glazed window with privacy glass.

LOUNGE

Very spacious lounge.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Feature fire surround with granite hearth and back and built in electric fire. Open double door leading through to dining kitchen.

DINING KITCHEN

A huge space running across the rear of the property with laminate wood-effect flooring in the dining area and vinyl wood-effect in the kitchen area both of which are linked by an archway, under stairs cupboard providing some storage, white uPVC double-glazed doors leading out to the conservatory, white uPVC double-glazed window looking out to conservatory, double radiator in the dining area providing heat. The kitchen area comprises a range of wall and floor units in a medium wood-effect finish with contrasting laminate wood-effect work surfaces, stainless steel sink with bowl and a half, single drainer and flexible tap, integrated electric oven with 4 ring gas hob, space and plumbing for a washing machine and dishwasher, integrated under fridge and integrated under bench freezer, 2 white uPVC double-glazed windows, 1 side and 1 rear facing and white uPVC double-glazed external door leading out to rear garden.

CONSERVATORY

A huge rear conservatory with porcelain tile flooring, opaque polycarbonate roof, white uPVC double-glazed window and white uPVC double-glazed doors leading out to the landscaped rear garden. Blinds to all windows and fitted blinds to the inside of the external doors. The conservatory has electric points, electric lighting, tv and telephone points.

FIRST FLOOR LANDING

Built in cupboard providing useful storage and shelving, 5 doors leading off 4 to bedrooms and 1 to bathroom.

BATHROOM

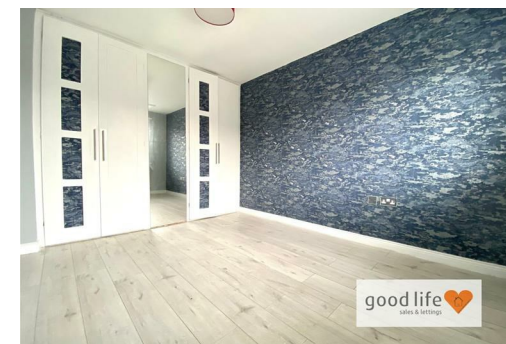
Fitted bathroom comprising of toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap, P-shaped bath with glass shower screen over and shower fed from the main hot water system including fixed overhead shower and separate hand held shower with separate bath taps. Tile flooring, rear facing white uPVC double-glazed window with privacy glass. chrome towel heater style radiator, white uPVC cladding and recessed lights to ceiling.

BEDROOM 1

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

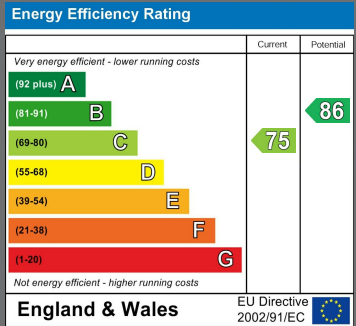
BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a double bedroom.



Local Authority
Sunderland

Council Tax Band
D



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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