

Fylingdale Drive
Tunstall
Sunderland
SR3 2YB



good life 
sales & lettings

Fylingdale Drive

£165,000

INTRODUCTION

LOVELY CUL DE SAC POSITION - 2 DOUBLE BED SEMI DETACHED - LARGER STYLE - GARAGE AND DRIVEWAY - RECENT QUALITY FITTED KITCHEN - SEPARATE DINING ROOM - REAR GARDEN WITH SUNNY ASPECT - NO CHAIN ...

ENTRANCE PORCH

Carpet flooring, white uPVC double-glazed windows, front and side facing, with pleasant views and white uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, radiator. Door leading off to lounge.

LOUNGE

A very spacious lounge with carpet flooring, double radiator, front facing white uPVC double-glazed window with pleasant views over cul de sac. Feature fire with wood-effect surround, quartz hearth and back and built in coal effect gas fire. Double sliding doors opening out onto dining room.

DINING ROOM

Carpet flooring, doubler radiator, 2 rear facing white uPVC double-glazed windows with lovely views over the garden. Double sliding doors leading back into the lounge, internal door leading into the understates cupboard, door leading off to kitchen.

KITCHEN

Laminate wood-effect flooring, large double radiator, rear facing white uPVC double-glazed window and white uPVC double-glazed door leading out. Recently installed fitted kitchen with a range of wall and floor units in a stylish deep blue finish with contrasting quartz work surface. Stainless steel sink with single bowl, single drainer and monobloc tap, integrated electric oven, 4 ring gas with integrated extractor. Space and plumbing for a washing machine, space for tall fridge/freezer, large double larder unit which is particularly useful for storage. Recessed lights to ceiling, internal door leading directly into garage.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with privacy glass, loft hatch, built in cupboard, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BATHROOM

Updated bathroom with tiled flooring, towel heater style radiator, white bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap and electric shower over. Rear facing white uPVC double-glazed window with privacy glass with built in blinds.

BEDROOM 1

A good size double bedroom.

Carpet flooring, front facing white uPVC double-glazed window, radiator. Fitted wardrobes to 2 walls providing a good degree of storage and hanging space.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with sliding doors providing a good degree of storage space.

GARAGE

Manual up and over garage door, electric lighting and sockets.

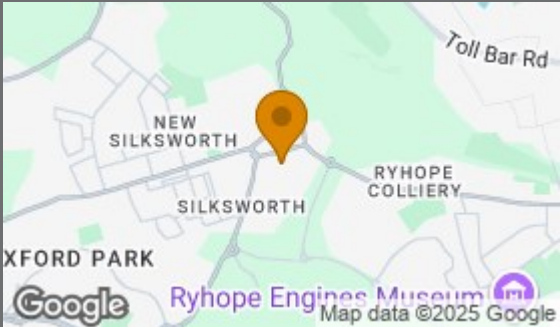
EXTERNALLY



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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