

Foxton Close
Ford Estate
Sunderland
SR4 0BE



Foxton Close

£175,000

INTRODUCTION

STUNNING 3 BED SEMI-DETACHED - DETACHED GARAGE AND MULTI-CAR DRIVEWAY - IMMACULATE INTERNALLY THROUGHOUT - BEAUTIFUL SOUTH FACING REAR GARDEN - LARGE DINING KITCHEN WITH DOORS ONTO GARDEN - LOVELY CUL DE SAC POSITION - NO CHAIN ...

ENTRANCE HALL

Entrance via Grp front door. Radiator behind cover, consumer unit, carpeted stairs to first floor landing, vinyl wood-effect flooring. Door leading off to lounge.

LOUNGE

A lovely size lounge.

Carpet flooring, radiator, 2 white uPVC double-glazed windows 1 front and 1 side facing, under stairs cupboard providing some storage. Door leading off to dining kitchen.

DINING KITCHEN

Measurements taken at widest points.

This particular style of house has a very large dining kitchen and comprises vinyl wood- effect flooring, rear facing white uPVC double-glazed window and white uPVC double-glazed patio doors leading out to a large paved patio area, radiator, door leading off to wc. The room provides generous space for a dining table and chairs. The kitchen comprises a range of wall and floor units in a soft tone finish with complementary laminate work surfaces. Integrated electric oven, 4 ring gas hob, integrated extractor, space and plumbing for a washing machine, stainless steel sink with single bowl, single drainer and monobloc tap, space for tall fridge/freezer. There is a possibly to leave the washing machine and fridge/freezer, if required. The central heating boiler is tucked away in a matching cupboard.

W C

Vinyl wood-effect flooring, radiator, toilet with low level cistern, hand basin with chrome tap. Extractor fan.

FIRST FLOOR LANDING

Radiator behind cover, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 3

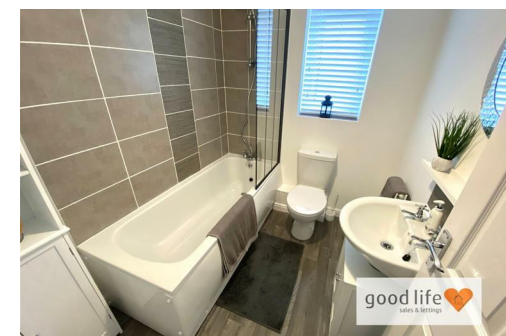
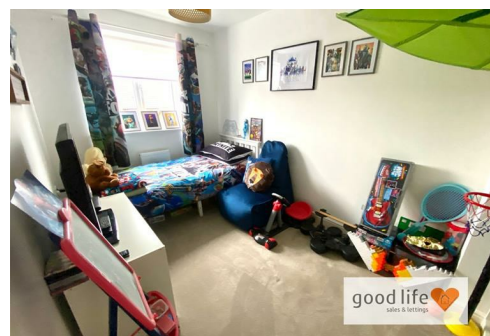
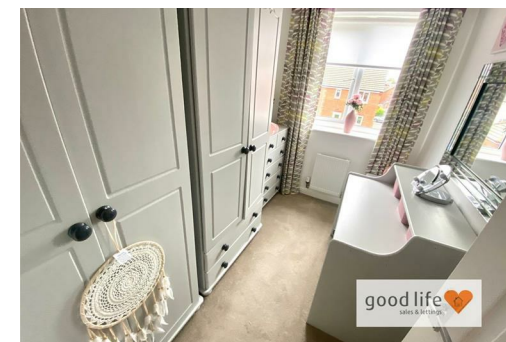
Single bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. The current owner uses this as a dressing room but the wardrobes are freestanding and removable.

BEDROOM 2

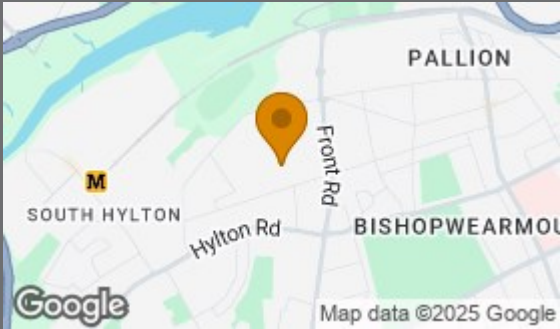
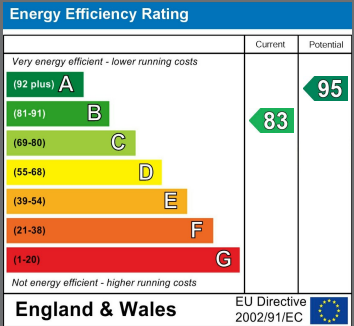
Good size double bedroom.

Carpet flooring, radiator, rear facing, white uPVC double-glazed window.



Local Authority
Sunderland

Council Tax Band
B



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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