



**LINDA LEARY**

estate agents

1 Station Terrace, East Boldon, Tyne & Wear NE36 0LJ

Tel: 0191 519 2000 email: info@lindaleary.co.uk www.lindaleary.co.uk



**173 Alston Crescent, Sunderland, Tyne and Wear SR6 8NF**

**Offers In The Region Of £250,000**

We are delighted to offer to the market this extended, modernised to a very high standard, freehold, 3 bedroom semi-detached home. Light and spacious throughout, the heart of this stunning home features an open-plan kitchen/diner/family room, fitted with a superb fitted kitchen with some integrated appliances and an island. This is a great space for the whole family to enjoy with double doors leading into the garden perfect for al fresco dining. The rest of this delightful home briefly comprises; an Entrance Hall, Living Room with feature chimney breast and log burning stove plus a Shower Room to the ground floor. To the first floor there are 3 Bedrooms, 2 with fitted wardrobes and a stylish Family Bathroom. The property also benefits from double glazed, central heating and gardens to the front and rear. Ideally located a stones throw away from local schools, Sea Road shops, restaurants and pubs plus within close proximity of Seaburn Metro station, this property will make a superb family home. Council Tax Band B

## Ground Floor

### Entrance Hall

Entry to this delightful home is via a composite door to the front which opens to reveal the Entrance Hall. A staircase leads to the first floor and there is also laminate flooring.

### Living Room

12'3" x 12'7" (3.75 x 3.85)



A stunning room with walk in double glazed bay window to the front elevation with central heating below. One of the main focal points of this room is a feature chimney breast wall with inset log burning stove. The neutral colour scheme is complimented by plaster work coving to the ceiling, recessed lighting and laminate flooring.

### Kitchen/Diner/Family Room

21'11" x 13'4" (6.70 x 4.07)



One of the main selling points of this stunning home is the Kitchen/Diner/Family Room fitted with a comprehensive range of high quality base, wall and drawer cabinets with inset sink and contrasting work surfaces. Integrated appliances include an oven, microwave and American style fridge freezer. A central island provides further cupboard space as well as integrated washing machine, wine cooler and hob with retractable extractor fan, The design of this room takes full advantage of a skylight, double glazed windows and double doors which offer unrivalled views over the rear garden. This delightful room also has the benefit of a contemporary wall mounted electric fire, exposed brick wall and laminate flooring. Recessed lighting to the ceiling completes this delightful room perfectly.

## Kitchen/Diner/Family Room



## Kitchen/Diner/Family Room



**Shower Room**  
7'1" x 4'0" (2.16 x 1.22)



Facilities of this room include a shower enclosure, w.c and wash hand basin set into a vanity unit also providing storage space. This room also benefits from tiling to the walls with contrasting tiling to the floor.

**First Floor**

**Landing**



Offering a double glazed window and doors providing access to all first floor rooms.

**Bedroom 1 (Front)**  
8'4" x 10'5" (2.56 x 3.18)



This delightful, light and airy double bedroom is bathed in natural light from a double glazed walk in bay window. The neutral decor of this room is complimented by a range of fitted wardrobes providing hanging and storage space. A central heating radiator and laminate flooring complete this superb room.

### Bedroom 2 (Rear)

8'2" x 10'6" (2.51 x 3.22)



This spacious double bedroom is located at the rear of the property and offers a double glazed window with views over the garden. Fitted wardobes provide hanging and storage space. A central heating radiator provides background heating and there is also laminate flooring.

### Bedroom 3 (Rear)

6'3" x 7'6" (1.92 x 2.30)



Features of this room include a double glazed window to the rear elevation with central heating radiator below. This room also has laminate flooring.

### Family Bathroom

5'5" x 7'5" (1.67 x 2.27)



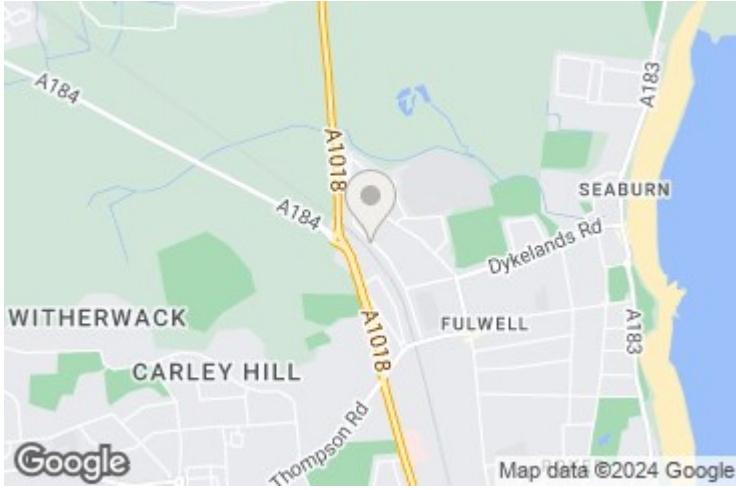
A stylish room fitted with a wash hand basin and w.c. set into a vanity unit also providing storage space and a 'L' shaped panelled bath with shower attachment to the taps. Natural light is provided by a double glazed window and heating is provided by a vertical central heating radiator. Offering the perfect place to relax this room also has the benefit of tiling to the walls and floor.

### Exterior



Access to this delightful home is via a driveway which provides off street parking and leads to a single garage. There is also a lawned garden to the front surround by a brick wall. An enclosed garden to the rear comprises a lawn, raised beds and composite decking ideal for entertaining, to catch the summer sun or providing a secure environment for playing children.

### Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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