



Pancras Road , Sunderland SR3 1RH

- EXTENDED SEMI DETACHED HOUSE
 - NEW KITCHEN
 - NEW CENTRAL HEATING SYSTEM
- LARGE SOUTH FACING REAR GARDEN
 - WET ROOM & SHOWER ROOM
- NEWLY REFURBISHED
- RE-PLASTERED & RE-WIRED
 - ANNEX
- 4 BEDROOMS
- DRIVEWAY

£159,950

Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

A rare opportunity to acquire a superbly appointed, semi detached house, professionally extended to offer spacious family accommodation.

Having recently undergone a full refurbishment program the property benefits from a new kitchen, new gas combi boiler and central heating system, re-wiring, re-plastering and the loft space has been partially boarded to provide useful additional storage space.

The internal living accommodation is accessed via a UPVC entrance door leading to the lobby, tastefully decorated lounge with recessed feature fireplace and inset multi fuel burner. The newly fitted kitchen is modern with a range of matt grey wall and floor units and leads into the garden room which is an ideal dining area overlooking the garden. Additionally the property has an annex with a ground floor bedroom and wet room, perfect for multi generational use.

Stairs from the entrance lobby lead to the first floor landing, 3 bedrooms and newly fitted shower room.

Externally a driveway is accessed via double gates to provide off road parking and there's a large south facing garden to the rear with a block paved patio area.

White UPVC facias with rainwater goods and UPVC double glazing throughout.

Pancras Road is well located close to the A690, giving good access to Sunderland Town Centre, the A19 and Doxford Business Park. Also close by are local school schools for all ages and a wide range of local amenities including Springwell House Medical Surgery.

A family home ready to move into, sure to prove popular, early viewings are recommended.

ENTRANCE

UPVC entrance door leading to entrance lobby with radiator in cabinet and stairs to the first floor landing.

LOUNGE

13'10" x 13'5"

Radiator, laminate flooring and recessed feature fireplace with inset multi fuel burner and solid wood beam above.

KITCHEN

16'9" x 7'1"

Newly fitted range of handleless grey matt wall and floor units with laminate worktops and inset composite sink with mixer tap. Integrated stainless steel oven and ceramic hob with extractor above. Tiled splashbacks, laminate flooring and radiator.

GARDEN ROOM

16'4" x 8'0"

UPVC double glazed with double radiator, laminate flooring and double glazed patio doors leading to the garden and patio area.

ANNEX

13'5" x 8'0"

Radiator.

WET ROOM

White suite comprising: low level wc, wash hand basin, mains fed shower, feature tiling and radiator.

FIRST FLOOR LANDING

Radiator and loft hatch with ladder providing access to the part boarded out loft space to provide storage.

BEDROOM 1

13'5" x 12'2"

Radiator and built-in cupboard.

BEDROOM 2

9'6" x 10'4"

Radiator.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com