



Burnham Close, Shiny Row, DH4 7NE
2 Bed - House - Semi-Detached
£159,995

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Burnham Close

Shiney Row, DH4 7NE

* NO CHAIN * CUL DE SAC POSITION * PRIVATE REAR GARDEN *

Offered to the market with no onward chain is this stunning semi-detached home, which is sure to leave a lasting impression upon viewing. Boasting a stylish interior presented to an exceptionally high standard, this property offers a blend of contemporary design and comfortable living spaces.

Upon entering, you're welcomed into an attractive lounge featuring laminate flooring, faux wall panelling, and a window providing a pleasant outlook to the front elevation. The lounge seamlessly flows into the superb contemporary dining kitchen, offering a range of wall, base, and drawer units, tiled flooring, and a separate dining area. From here, access is granted to the spacious conservatory, providing additional ground floor living accommodation with direct access to the rear garden.

Ascending to the first floor, you'll find two generous double bedrooms, both offering ample storage space and pleasant outlooks. The modern bathroom, fitted with a white suite and attractive tiling, completes the first-floor accommodation.

Externally, the property boasts driveway parking for multiple vehicles leading to an attached garage, providing ample storage space and housing the Baxi combi boiler. To the rear lies a lovely tiered garden area, featuring a paved patio, raised lawn, gravelled sitting area, and a decked sun terrace, perfect for outdoor entertaining and relaxation.

This exceptional property offers a perfect blend of style, comfort, and convenience, making it an ideal choice for those seeking a modern and stylish home in a desirable location. Viewing is highly recommended to fully appreciate all that this impressive residence has to offer.











GROUND FLOOR

Porch

Hallway

Lounge

13'5" x 11'6" (4.1m x 3.53m)

Dining Kitchen

15'1" x 9'2" (4.6 x 2.8)

Conservatory

9'6" x 7'10" (2.9 x 2.4)

FIRST FLOOR

Landing

Bedroom One

15'1" x 11'1" (4.6 x 3.4)

Bedroom Two

9'6" x 8'2" (2.9 x 2.5)

Bathroom

6'6" x 5'6" (2 x 1.7)

AGENT'S NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

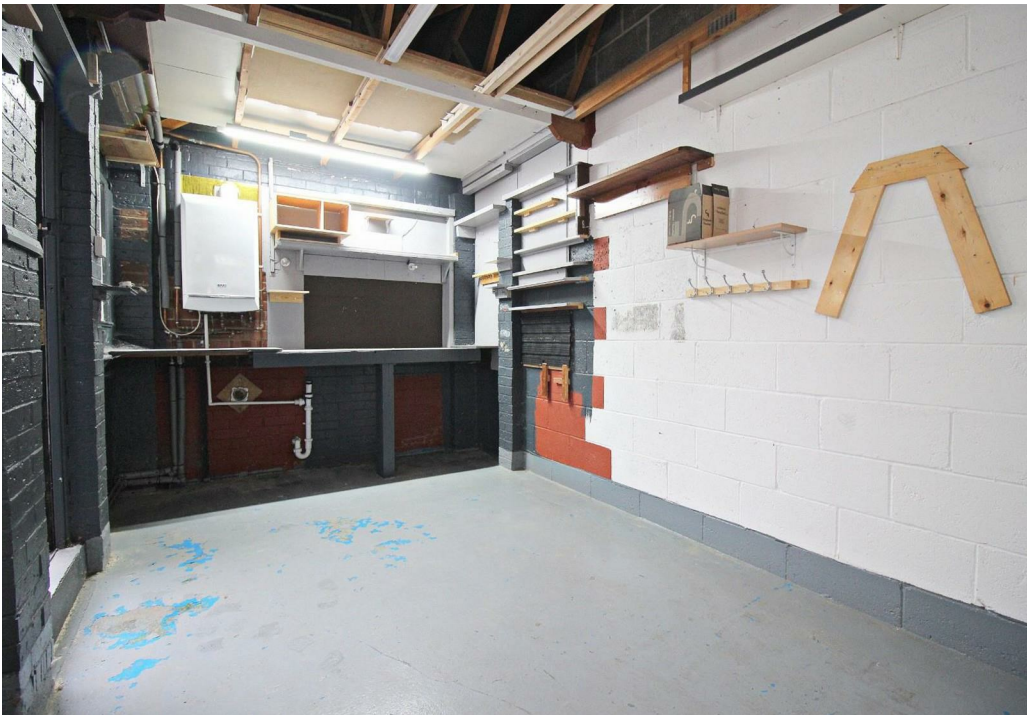
Broadband: Basic 6 Mbps, Superfast 75 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Sunderland, Band C approx £1,628pa

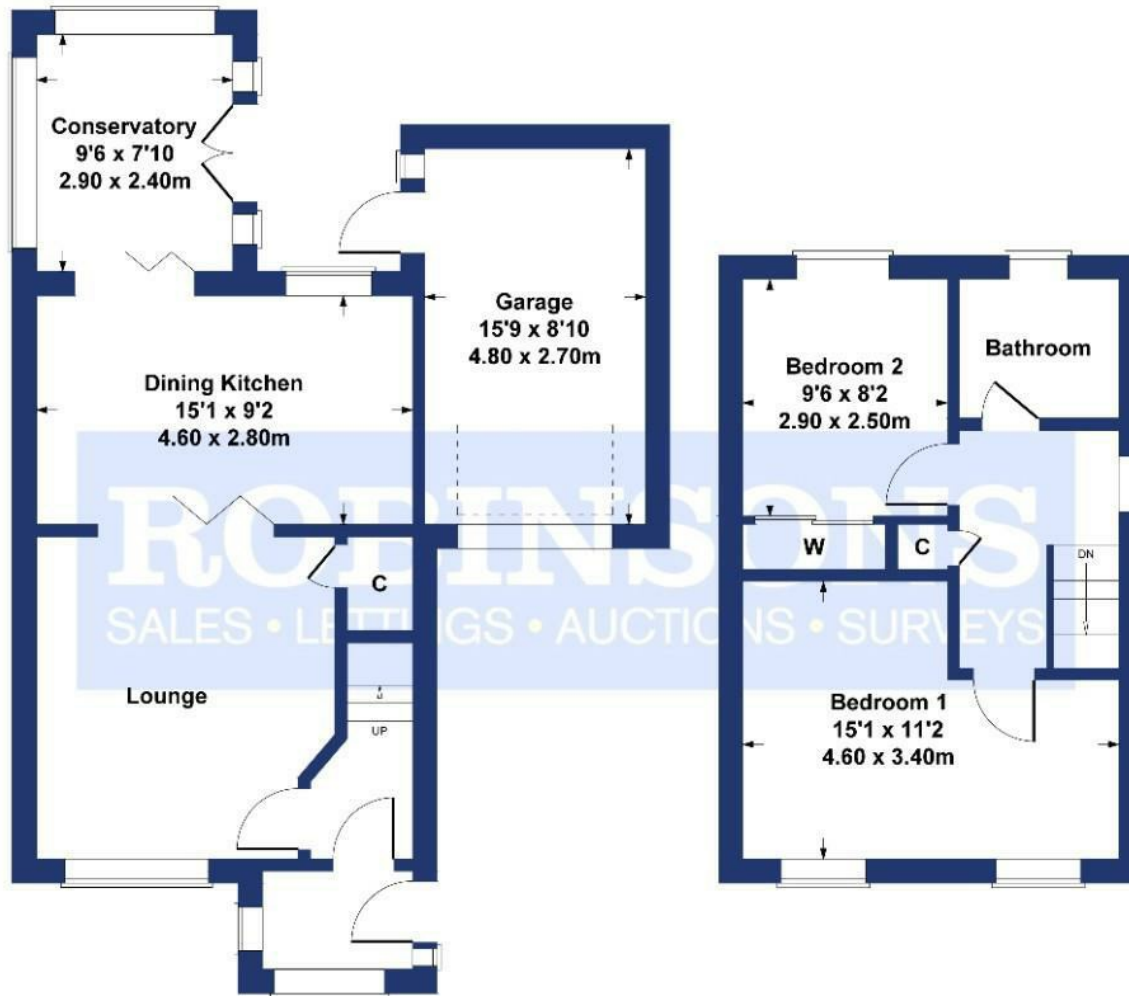
Energy Rating: C



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Burnham Close

Approximate Gross Internal Area
936 sq ft - 87 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		89
(81-81)	B		
(69-80)	C	75	
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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