



2 Celandene Gardens, Sunderland, SR3 2FZ
£292,995

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern high specification detached house located on a popular development with access to amenities and transport links. Having been constructed in 2020 the property still benefits from over 4 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with quartz worktops and appliances, a separate utility cupboard plus contemporary bathroom, en suite and WC.. Items of note include walk in bay windows to the lounge and bedroom 1, French doors to the rear plus a Juliette balcony with French doors to bedroom 4. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included.

To the ground floor is an entrance hall, lounge, dining kitchen with utility cupboard plus a WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens with lawns, patio, external tap and power. There is driveway parking leading to a single garage (6.4m x 3.0m) having power and light.

Tenure - Freehold
Estate Management Fee - £200 pa.
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With floor tiling.

Lounge 17'10"(max) x 10'11"(max) (5.45m(max) x 3.33m(max))

Having a feature walk in bay window, carpets and blinds.

Dining Kitchen 16'5"(max) x 11'11"(max) (5.01m(max) x 3.64m(max))

Having a comprehensive range of wall and base units with complimenting quartz worktops and upstands. With oven, hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. Having a further utility cupboard with integrated washer drier. With floor tiling plus French doors to the rear.

WC 5'10" x 4'4" (1.80m x 1.34m)

Having contemporary white sanitary ware, tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 18'1"(max) x 10'11"(max) (5.53m(max) x 3.34m(max))

With walk in bay window plus carpets and blinds.

En Suite 7'4"(max) x 3'10"(max) (2.25m(max) x 1.18m(max))

Having contemporary white sanitary ware with double shower, tiling, floor tiling and blind.

Bedroom 2 12'7"(max) x 10'2"(max) (3.85m(max) x 3.12m(max))

With carpets and blinds.

Bedroom 3 13'10"(max) x 7'9"(max) (4.24m(max) x 2.38m(max))

With carpets and blinds.

Bedroom 4 10'4"(max) x 8'11"(max) (3.17m(max) x 2.73m(max))

Having French doors with Juliette balcony plus carpets and blinds.

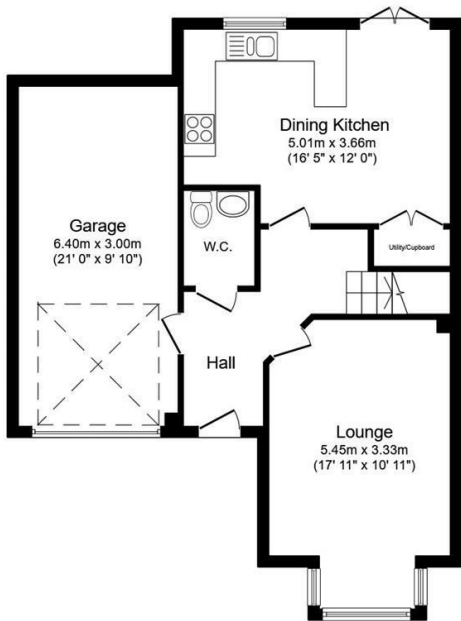
Bathroom 7'2"(max) x 6'8"(max) (2.20m(max) x 2.04m(max))

Having contemporary white sanitary ware with shower and screen to bath plus tiling and floor tiling.

EXTERNAL

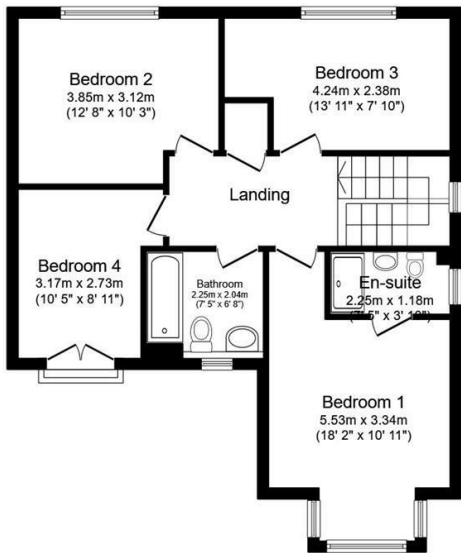
The property benefits from well presented gardens with lawns, patio, external tap and power.

There is driveway parking leading to a single garage (6.4m x 3.0m) having power and light.



Ground Floor

Floor area 67.4 sq.m. (725 sq.ft.)



First Floor

Floor area 62.0 sq.m. (667 sq.ft.)

Total floor area: 129.4 sq.m. (1,393 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PROPERTY
PERSPECTIVE