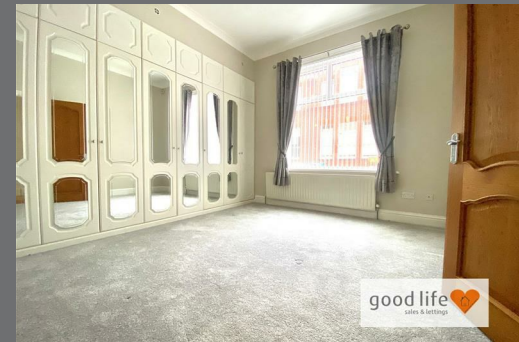


Wycliffe Road
High Barnes
Sunderland
SR4 7QG



Wycliffe Road

£120,000

INTRODUCTION

VERY SPACIOUS DOUBLE FRONTED COTTAGE - NEXT TO BARNES PRIMARY SCHOOL - 2 BEDROOMS PLUS OPTION FOR 3rd - COMPLETE ONE LEVEL LIVING - NO CHAIN AVAILABLE FOR A QUICK SALE - VEHICLE ACCESS TO GENEROUS REAR YARD ...

ENTRANCE VESTIBULE

Entrance via uPVC partially-glazed door. Laminate tile-effect flooring, alarm pad, cupboard with gas meter and electricity meter and electric consumer unit, coat rail, partially-glazed door leading into entrance hall.

ENTRANCE HALL

Solid oak flooring, single convector radiator with TRV, loft hatch, 3 doors leading off, 1 to bedroom 1, 1 to bedroom 2, 1 to lounge.

BEDROOM 1

Carpet flooring, single convector radiator with TRV, white uPVC double-glazed window. Fitted wardrobes which run the whole length of 1 wall, which have been professionally installed and provide a range of hanging and storage space.

BEDROOM 2

Carpet flooring, single convector radiator with TRV, white uPVC double-glazed window., 2 double wardrobes providing a range of hanging and storage space.

LOUNGE/ DINING ROOM

Carpet flooring, 2 double convector radiators with TRV, 2 rear facing white uPVC double-glazed windows, feature fire surround with natural stone hearth and back, electric feature fire, door leading to kitchen.

KITCHEN

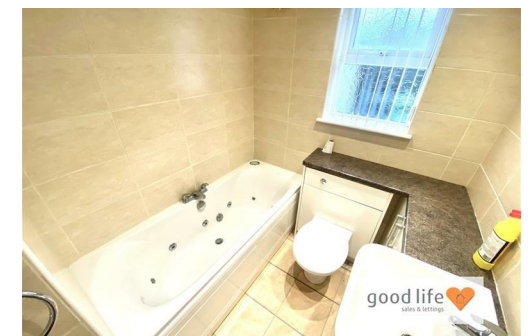
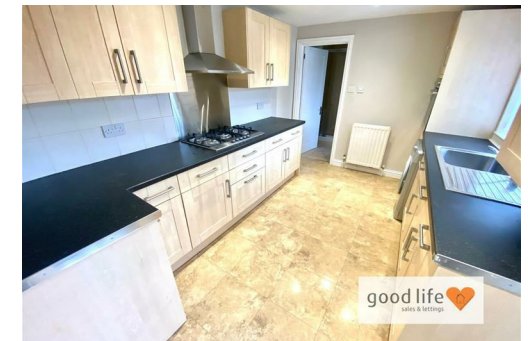
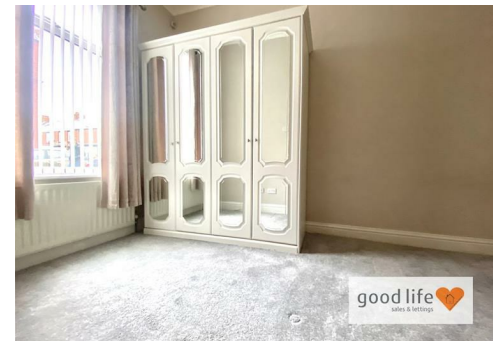
Laminate tile-effect flooring, white uPVC double-glazed window, double convector radiator with TRV, range of wall and floor units in light wood-effect with contrasting laminate work surface, feature stainless steel finish 5 ring gas hob and matching extractor fan, integrated electric oven, space for a tall fridge/freezer if required, partially-glazed uPVC double-glazed door leading to rear yard, recessed lighting, wall mounted combi boiler.

BATHROOM

Laminate tile-effect flooring, white bathroom suite comprising of; bath with Jacuzzi style jets, toilet with concealed cistern, sink built into fitted vanity units which provide storage space, wall mounted mirror with chrome mounting brackets, white uPVC double-glazed window with privacy glass, recessed lighting in uPVC ceiling, double convector radiator with TRV, 2 chrome towel holders, built in single shower cubicle, separate to main bath with chrome shower fittings fed from the main combi boiler system.

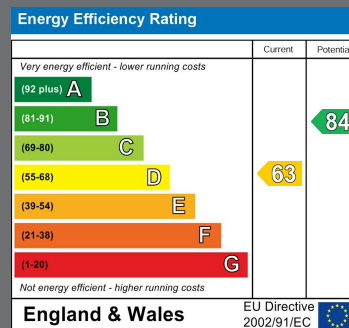
EXTERNALLY

Garage door access, provides car standing but also separate pedestrian gate access, plenty of space to use as a utility or recreational area.



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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