

Witton Court
Tunstall
Sunderland
SR3 1AP



good life 
sales & lettings

Witton Court

£199,995

INTRODUCTION

2 BED SEMI-DETACHED BUNGALOW - CONSERVATORY - SOUTH WEST FACING REAR GARDEN PLOT - GARAGE PLUS MULTI-CAR DRIVEWAY - MODERN KITCHEN - SHOWER IN BATHROOM - UPVC DOUBLE GLAZING & GCH - FREEHOLD - NO CHAIN ...

ENTRANCE HALL

Entrance via uPVC double-glazed door to the side of the bungalow. Tiled flooring, radiator, double doors leading off to lounge, door leading off to the kitchen.

KITCHEN

Tiled flooring, radiator, white uPVC double-glazed window, side and front facing, fitted kitchen with a range of wall and floor units in a medium oak-effect finish with contrasting laminate work surfaces, quartz style sink with bowl and a half, single drainer and matching flexible Monobloc tap. Space for a gas oven, space and plumbing for a washing machine, space for a under bench fridge.

LOUNGE

Lovely size lounge.

Carpet flooring, double radiator, front facing white uPVC double-glazed window with some restricted elevated view, log burning stove built into chimney breast. Door leading off to internal hallway.

INTERNAL HALL

4 doors leading off, 1 to lounge, 2 to bedrooms and 1 to bathroom.

BATHROOM

Tiled flooring, double shower cubicle with fixed glass shower screen and shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower, toilet with low level cistern, sink with single pedestal and chrome tap. The area around the shower is finished in a uPVC cladding, side facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling.

BEDROOM 1

Carpet flooring, radiator, white uPVC double-glazed patio doors leading out to rear garden and patio. This is a lovely size double bedroom with views over the garden.

BEDROOM 2

Carpet flooring, radiator, white uPVC double-glazed sliding doors leading to conservatory. This is also a double bedroom.

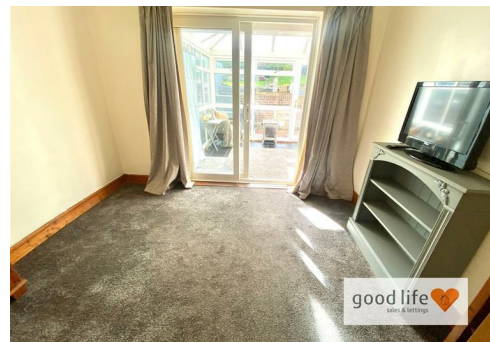
CONSERVATORY

Tiled flooring, double radiator fed from the main system, white uPVC double-glazed windows and opaque poly carbonate roof, white uPVC double-glazed door leading out to patio area and garden.

EXTERNALLY

Multi-car driveway suitable for parking up to 4 vehicles leading to detached single garage with manual up and over garage door, electric sockets and lighting.

The property has a lovely rear garden which is on 2 levels, the area immediately adjacent to the patio doors from the main bedroom and conservatory has flat seated areas positioned to take full advantage of the south western rear aspect which means it enjoys sunshine for the majority of the day, especially afternoons and evenings. Wide steps leading to the higher level of the garden which is mostly laid to lawn with some gravel chippings and perimeter fencing. Again, the higher part of the garden enjoys a lovely sunny aspect.



Local Authority
Sunderland

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		



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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