Carlton Crescent

East Herrington
Sunderland
SR3 3PJ









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Carlton Crescent

£220,000

INTRODUCTION
This well-maintained two-bedroom semi-detached bungalow in East Herrington offers generous single-storey accommodation. Double doors lead from the lounge into a large, heated conservatory overlooking the rear garden. Both bedrooms are doubles, and the principal bedroom has a bay window and fitted wardrobes.

ENTRANCE HALL
A uPVC double-glazed front door opens into the hall, which has wood-effect laminate flooring, a radiator and a built-in cupboard. Doors lead to the lounge, kitchen, bathroom and both bedrooms. The combi boiler is approximately three years old and is located in the loft.

BEDROOM 1
Spacious front-facing double bedroom with carpet, a double radiator, a white uPVC double-glazed bay window and fitted wardrobes with sliding doors. There is ample space for a king-size bed and dressing table. The room could also serve as a second sitting room. Measurements are taken at the widest points and exclude the depth of the bay.

BEDROOM 2
Front-facing double bedroom with wood-effect laminate flooring, a double radiator and a white uPVC double-glazed window.

BATHROOM
White suite comprising a WC with concealed cistern and push-button flush, a vanity basin with chrome tap and a panelled bath with a glass shower screen and chrome taps with a showerhead attachment. Tile-effect laminate flooring, a black ladder-style towel radiator, uPVC wall cladding, recessed ceiling lights and a side-facing white uPVC double-glazed window.

KITCHEN
White wall and base units with complementary laminate worktops and a resin-style one-and-a-half bowl sink with single drainer and mixer tap. Space and plumbing for a washing machine, space for a tall fridge-freezer and a freestanding electric oven, and an integrated extractor. Wood-effect laminate flooring, a rear-facing white uPVC double-glazed window overlooking the garden and a white uPVC double-glazed door giving side access.

LOUNGE
Carpeted lounge with a wall-mounted fire and a large double radiator. Double doors open into the conservatory.

CONSERVATORY
Carpet continues from the lounge. The conservatory has a radiator fed by the main heating system, an opaque polycarbonate roof, white uPVC double-glazed windows with fitted blinds and a white uPVC double-glazed door opening directly onto the rear garden.

EXTERNALLY
Front and side - multi-car driveway leads to a detached single garage set back from the bungalow. The garage has a manual roller shutter door and electric lighting. There is side access to the kitchen and rear garden.
Rear - well-maintained rear garden is mainly laid to lawn with borders. Fencing provides a degree of privacy and the property is not overlooked to the rear.





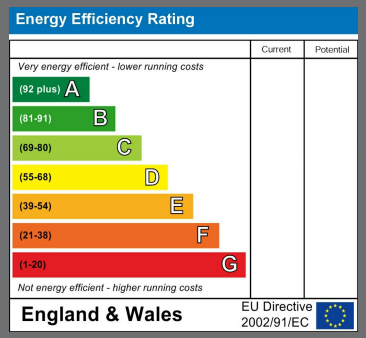






Local Authority
Sunderland

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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