Romney Avenue

Grangetown

Sunderland

SR2 7UQ









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Romney Avenue

Asking Price £220,000

INTRODUCTION
A modernised and spacious two-bedroom bungalow, pleasantly positioned within a quiet, established cul-de-sac in Grangetown. Offering versatile one-level living, the property includes two generous reception rooms, an impressive extended dining kitchen, separate utility room and two double bedrooms. Externally, there is a well-maintained front garden, multi-car block-paved driveway, larger-than-standard attached garage and a low-maintenance rear garden positioned to enjoy a sunny aspect. Conveniently placed for local schools, Grangetown shopping facilities and major bus routes.

ENTRANCE PORCH
9'0 x 6'7
Measurements taken at widest points.
An attractive and generously proportioned entrance porch with tiled flooring, white uPVC double-glazed windows and a white uPVC double-glazed entrance door. A leaded stained-glass window looks into the entrance hall, which is accessed through a white GRP double-glazed door.

ENTRANCE HALL
With laminate wood-effect flooring, radiator and doors leading to both reception rooms, two bedrooms and dining kitchen.

RECEPTION ROOM 1
16'0 x 13'5
A lovely, generously proportioned reception room with laminate wood-effect flooring continuing from the entrance hall, radiator and an attractive front-facing white uPVC double-glazed bay window enjoying pleasant views across the garden and cul-de-sac. Feature panelling adds character to the chimney breast wall and recesses.

RECEPTION ROOM 2
13'4 x 12'6
A further generous and versatile reception room, currently arranged as a TV room, with carpet flooring, double radiator and side-facing white uPVC double-glazed window.

BEDROOM 1
10'3 x 9'10
Excluding fitted wardrobes.
A good-sized double bedroom with carpet flooring, double radiator, fitted wardrobes and a front-facing white uPVC double-glazed window with attractive views across the garden.

BEDROOM 2
12'7 x 9'7
Excluding wardrobes to one wall.
A second good-sized double bedroom with carpet flooring, radiator, rear-facing white uPVC double-glazed window and extensive fitted wardrobes to two walls. The wardrobes excluded from the stated measurement add approximately 1ft 9" to the room width.

EXTENDED DINING KITCHEN
17'0 x 13'5
Forming part of an extension to the original property, this impressive room has laminate wood-effect flooring continuing from the entrance hall, a large double radiator and white uPVC double-glazed windows to the side and rear. The recently installed kitchen comprises a range of sage-coloured wall and floor units with contrasting wood-effect laminate work surfaces, stainless-steel single-bowl sink and drainer with Monobloc tap, space for a freestanding gas cooker, space for an under-bench fridge and plumbing for a washing machine. Built-in cupboards with matching doors provide useful additional storage and larder space. Doors lead to the bathroom and separate utility room.

BATHROOM
10'0 x 8'3
A spacious bathroom with vinyl wood-effect flooring, large double radiator and side-facing white uPVC double-glazed window with privacy glass. Fitted with a white low-level WC, pedestal wash basin with chrome taps and a double walk-in shower enclosure with low-profile tray and shower supplied from the mains hot-water system. The walls combine tiling with modern uPVC cladding. The room also houses the combination boiler and includes built-in storage cupboards.

UTILITY ROOM
9'4 x 4'6
Approx.
With laminate wood-effect flooring, white uPVC double-glazed windows to the side and rear, and a GRP double-glazed door opening to the rear garden. A laminate worktop provides useful utility storage, with space for a tumble dryer and an additional fridge or freezer if required.

ATTACHED GARAGE
15'8 x 11'0
A larger-than-standard attached garage with remote-controlled roller shutter door, electric lighting, power sockets and cold-water tap. A white uPVC double-glazed window and uPVC door to the rear provide access to the side and rear garden

EXTERNALLY
Situated within a quiet, established cul-de-sac, the property is set back behind a generous and well-maintained front garden. A multi-car block-paved driveway provides off-street parking and leads to the attached garage.

The low-maintenance rear garden is predominantly paved and extends around the side of the property. The patios are positioned to take advantage of the sunny aspect, creating a practical outdoor space for relaxation and entertaining.

LOCATION
Romney Avenue is conveniently placed for local schools, Grangetown shopping facilities and major bus routes, making it well suited to a range of buyers seeking spacious single-storey accommodation in an established residential setting.





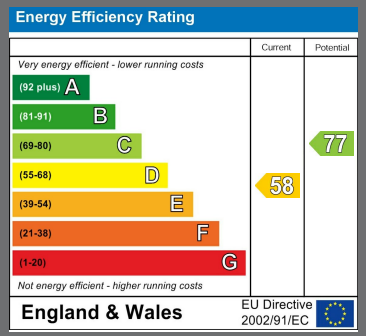






Local Authority
Sunderland

Council Tax Band
C





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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