

Cedarwood Grove
Tunstall
Sunderland
SR2 9EJ



Cedarwood Grove

£178,000

INTRODUCTION

3 BEDROOM SEMI-DETACHED HOME - SOUGHT AFTER LOCATION. - WELL-MAINTAINED AND UPDATED - MODERN KITCHEN & BATHROOM- UPVC DOUBLE GLAZING & GCH - GARAGE TO REAR WITH REMOTE DOOR - BEAUTIFULLY MAINTAINED GARDENS FRONT & REAR - CLOSE TO GOOD SCHOOLS ...

ENTRANCE PORCH

Tiled flooring, front facing white uPVC double-glazed window, single glazed door leading directly into entrance hall.

ENTRANCE HALL

Lovely spacious entrance hall which is terrific feature of this particular style of property. Carpet flooring, radiator, under stairs cupboard, carpeted staircase to first floor landing with attractive staircase and spindles. Sliding door leading into kitchen, partially-glazed door leading directly into the lounge.

KITCHEN

Vinyl tile effect flooring, 2 white uPVC double-glazed windows, 1 side and rear facing, white uPVC double-glazed door with privacy glass leading out to rear patio and garden. Modern fitted kitchen with a range of wall and floor units in a cream finish with contrasting laminate work surfaces, integrated electric oven, 4 ring gas hob and integrated extractor, space and plumbing for a washing machine, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, under bench freezer and under bench fridge.

LOUNGE

Lovely spacious lounge. Carpet flooring, radiator, front facing white uPVC double-glazed bay window, attractive fireplace in a quartz finish with matching hearth and back and built in coal effect gas fire. The lounge has sliding doors which lead into a separate dining room.

DINING ROOM

Continuation of the carpet flooring from the lounge, radiator, rear facing white uPVC double-glazed window with views over rear patio an garden, serving hatch positioned within the shared wall between the dining room and kitchen. It should be noted that a common conversion is to combine the kitchen and dining room which creates a lovely large modern space.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window. 4 doors leading off, 1 to bathroom and 3 to bedrooms.

BATHROOM

Lovely large bathroom and recently updated. Laminate wood-effect flooring, large double radiator, 2 rear facing white uPVC double-glazed windows with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, corner quadrant shower with sliding glass doors and shower fed from the main hot water system. Stylish tile choices around the shower area.

BEDROOM 1

Measurements do not include depth of fitted wardrobes. Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

BEDROOM 2

Measurements include depth of fitted wardrobes. Also a double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space.



Local Authority
Sunderland

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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