

St. Leonard Street  
Hendon  
Sunderland  
SR2 8PZ



# St. Leonard Street

£89,995

## INTRODUCTION

3 BED SEMI-DETACHED BUNGALOW - ONE LEVEL LIVING - RECENTLY REFURBISHED - GAS & ELECTRICAL CERTS - RECENT NEW ROOF - LARGE "SUNNY-ASPECT" REAR YARD PLOT - NO CHAIN READY TO MOVE INTO - DESIRABLE END OF ST LEONARD STREET - EXCEPTIONAL VALUE ...

## ENTRANCE HALL

Laminate wood-effect flooring, radiator, 3 doors leading off, 2 to bedrooms and 1 to lounge.

## BEDROOM 1

Laminate wood-effect flooring, radiator, front facing wood-effect uPVC double-glazed bay window.

## BEDROOM 2

Large enough to accommodate a double bed but would be a large single bedroom.

Laminate wood-effect flooring, radiator, front facing wood-effect uPVC double-glazed window.

## LOUNGE

Good size lounge

Laminate wood-effect flooring, double radiator, rear facing wood-effect uPVC double-glazed window with views over courtyard. Door leading off to entrance hall, door leading off to bedroom 3, door leading off to kitchen.

## BEDROOM 3

Laminate wood-effect flooring, radiator, Wood-effect uPVC double-glazed window views over rear courtyard. This is a double bedroom.

## KITCHEN

Vinyl tile effect flooring, modern kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate wood-effect work surface, space for electric and gas cooker, stainless steel sink with single bowl, single drainer and matching monobloc tap, space and plumbing for a washing machine. Wood-effect uPVC double-glazed window facing onto rear courtyard, radiator, door leading off to internal lobby.

## REAR LOBBY

Vinyl wood-effect flooring, radiator, wood-effect uPVC door leading off to rear courtyard, door leading off to bathroom.

## BATHROOM

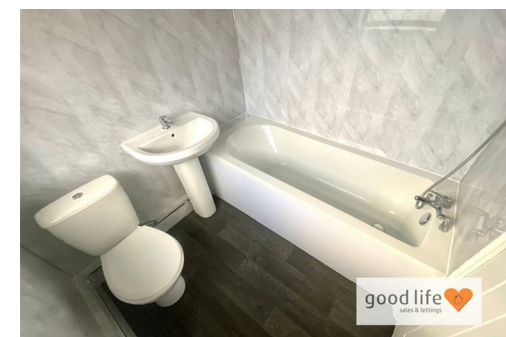
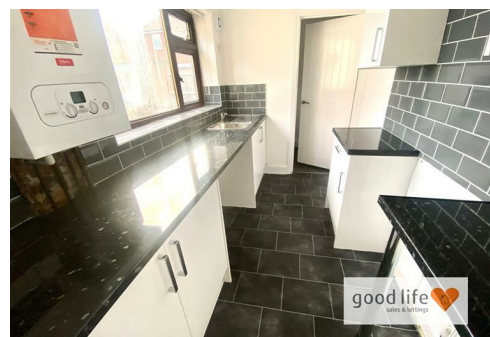
Vinyl wood-effect flooring, radiator, wood-effect uPVC double-glazed window with privacy glass facing over the rear courtyard, uPVC cladding to walls and ceiling. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap with showerhead attachment. Extractor fan.

## EXTERNALLY

Set back from the road with low maintenance front garden. On street parking and pedestrian gated access down a pathway way leading to the side of the property where there is a uPVC double-glazed door leading into entrance hall.

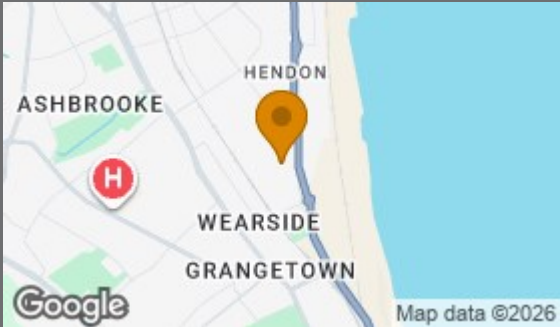
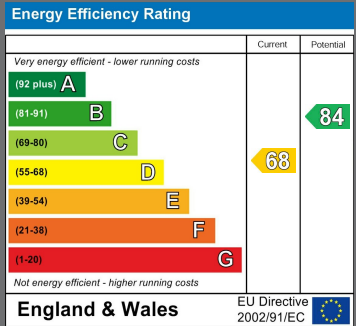
Very large rear courtyard with timber gated access providing possibly for vehicle parking to the rear. Separate pedestrian gated access. The rear garden is completely low maintenance and is mostly paved and concrete. It enjoys a south and western facing aspect which means it enjoys sunshine for the majority of the day, weather permitting.

## GENERAL



Local Authority  
Sunderland

Council Tax Band  
A



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





## Contact

0191 565 6655

[info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)

[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)

## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



good life   
sales & lettings