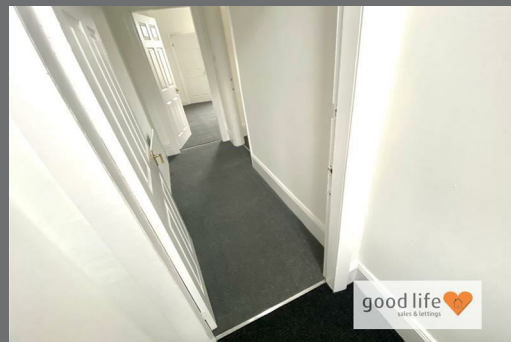


Haddon Road  
Grangetown  
Sunderland  
SR2 9RW



# Haddon Road

£90,000

## INTRODUCTION

2 DOUBLE BED MID TERRACED HOME ON ONE LEVEL - GREAT LOCATION WALKING DISTANCE TO LOCAL SHOPS AND TRANSPORT - RECENT KITCHEN & BATHROOM - UPDATED ELECTRICS AND GCH - ROOF REPLACEMENT IN RECENT YEARS- GREAT STARTER OR DOWNSIZER HOME - VEHICLE ACCESS TO REAR PLUS AMPLE ON STREET PARKING - WOULD ALSO BE GREAT BUY TO LET INVESTOR OPPORTUNITY WITH ESTIMATED RENT AROUND £650pcm to £700pcm IN CURRENT MARKET - NO CHAIN READY TO GO...

## ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. New carpet flooring, alarm key pad, electric meter, new consumer unit installed on 25th February 2024. Door leading off to entrance hall.

## ENTRANCE HALL

Carpet flooring, radiator, gas meter contained within box. 2 doors leading off, 1 to bedroom 1 and 1 to lounge.

## BEDROOM 1

Large double bedroom with carpet flooring, double radiator, front facing white uPVC double-glazed window.

## LOUNGE

Carpet flooring, double radiator, rear facing white uPVC double-glazed window with views over rear courtyard. Doors leading off to entrance hall, kitchen and bedroom 2.

## BEDROOM 2

Also a double bedroom.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Please note in the photos there is a small amount of tidying to remove following the refurbishment of the property which will be good prior to sale.

## KITCHEN

Good size kitchen located in the rear extension. wood-effect flooring, new kitchen insulation comprising; range of wall and floor units in a white finish with marble-effect laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap, newly installed integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish with matching splash back. Space for washing machine, space for tall fridge/freezer. Wall mounted Combi boiler, white uPVC double-glazed window facing the rear courtyard, door leading to rear lobby.

## REAR LOBBY

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

## BATHROOM

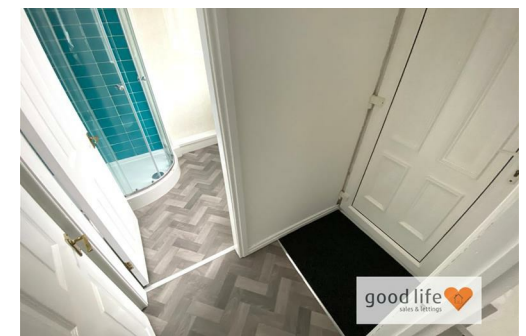
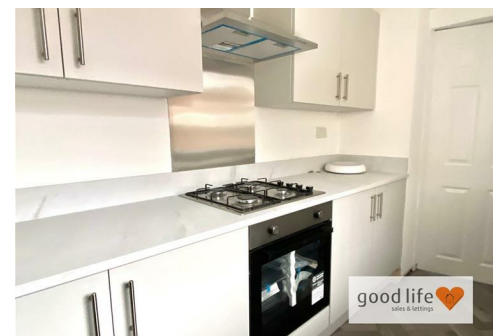
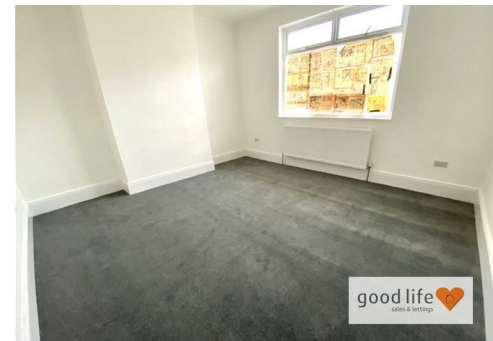
Vinyl wood-effect flooring, white toilet with low level cistern, white sink built to vanity unit with chrome tap, corner quadrant shower with sliding glass doors and shower fed from the main Combi boiler. Chrome towel heater style radiator, white uPVC double-glazed window with privacy glass. Extractor fan, uPVC cladding to walls and ceilings, tiling within the shower cubicle.

## EXTERNALLY

The property benefits from a good size private rear courtyard with timber gates allowing vehicle access if required. Cold water tap.

## GENERAL

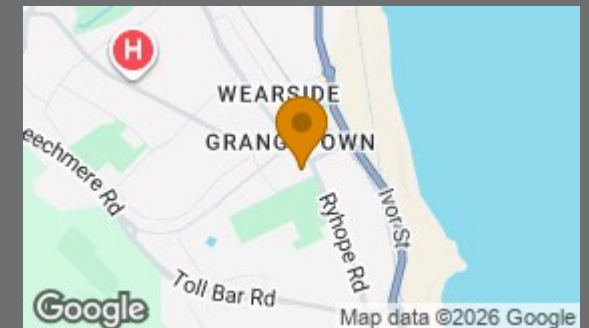
Please note, the property benefits from a new roof to the main house and the extension in recent years.



Local Authority  
Sunderland

Council Tax Band  
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		



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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