# Purley Road

Plains Farm
Sunderland
SR3 1QP

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# Purley Road

## £109,950

### INTRODUCTION
2 DOUBLE BED EXTENDED SEMI-DETACHED - SPACIOUS SIDE EXTENSION ADDED - WELL PRESENTED - WELL MAINTAINED LOVELY GARDEN PLOT - LOUNGE THROUGH DINING ROOM - PATIO DOORS OUT TO REAR GARDEN/PATIO - IMPRESSIVE DINING KITCHEN - TERRIFIC VALUE WITH NO CHAIN ...

### ENTRANCE PORCH
Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, uPVC double-glazed windows and white uPVC double-glazed door leading into entrance hall.

### ENTRANCE HALL
Laminate wood-effect flooring, built in cupboard housing consumer unit and electric meter, carpeted stairs to first floor landing. Door leading off to lounge.

### LOUNGE
Measurements do not include depth of the bay window.
Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bay window, feature fire surround with a quartz hearth and back and built in coal effect gas fire. Large archway open plan to the dining area.

### DINING ROOM
Occupying the space that would have originally been occupied by the original kitchen. Laminate wood-effect flooring continued from the lounge, radiator, white uPVC double-glazed aluminium double-glazed sliding doors leading to the rear garden, under stairs cupboard providing some storage. Open doorway leading through to kitchen extension.

### KITCHEN
Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window and rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a medium to light wood-effect finish with contracting laminate wood-effect work surface. Integrated electric oven, 4 ring gas hob, feature extractor chimney in stainless steel finish, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer. Space for additional dining table and chairs if required.

### FIRST FLOOR LANDING
Side facing white uPVC double-glazed widow, loft hatch 3 doors leading off, 2 bedrooms and 1 to bathroom.

### BEDROOM 1
Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Good size double bedroom.

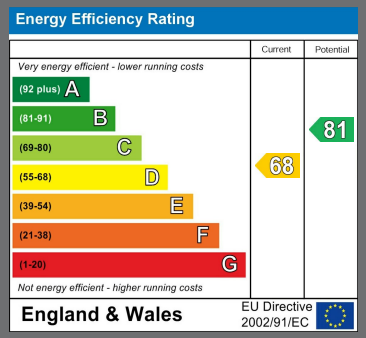
### BEDROOM 2
Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window. This is a double bedroom.

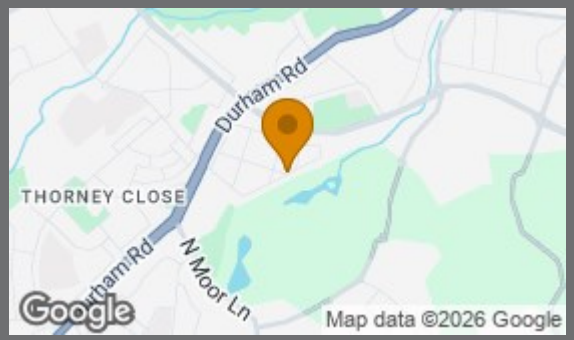
### BATHROOM
Vinyl tile effect flooring, chrome towel heater style radiator, white bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap with showerhead attachment. White tiles to the walls, rear facing white uPVC double-glazed window with privacy glass.

### EXTERNALLY

## 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

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