

Pancras Road
Plains Farm
Sunderland
SR3 1RH



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Pancras Road

Offers In The Region Of £115,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this extended two double bedroom mid-link home in Plains Farm, offered with NO CHAIN and occupying a plot with a particularly large, well-maintained rear garden. Recent improvements include a fitted kitchen with integrated appliances, a renovated first floor bathroom and a recently installed combi boiler.

ENTRANCE HALL

Entered via a white uPVC double glazed door. Carpet flooring and carpeted stairs lead to the first floor landing. Doors lead to the lounge and dining kitchen.

LOUNGE

16'9 x 10'5

Spacious lounge with carpet flooring, radiator, gas fire and a white uPVC double glazed front-facing window. Doors provide access to the entrance hall and dining kitchen, with a white uPVC double glazed door leading to the rear extension.

DINING KITCHEN

16'10 x 6'0

Vinyl flooring with a tile effect, radiator and a white uPVC double glazed front-facing window. The modern fitted kitchen comprises wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces. Integrated appliances include an electric oven, four-ring gas hob, stainless steel extractor chimney, washing machine, under-counter freezer and under-counter fridge. Stainless steel sink with single bowl, drainer and Monobloc tap. Doors lead to the entrance hall and lounge. A large under stairs cupboard provides additional storage.

REAR EXTENSION

18'6 x 8'0

Overall.

The extension stretches across the rear of the property and is divided into two rooms. The measurement above relates to the whole extension, including the reception area and wet room.

EXTENDED DINING ROOM OR SECOND LOUNGE

Double radiator and white uPVC double glazed patio doors lead to the garden and provide lovely garden views. Previously used as a ground floor bedroom with an adjoining en suite wet room to assist with single-level living. The extension offers versatility for a new owner, including potential to create a rear-facing dining kitchen, subject to suitable alterations and any necessary approvals.

GROUND FLOOR WET ROOM

Wet room-style bathroom with tiled flooring, electric shower, WC and hand basin with chrome tap. Radiator and a rear-facing white uPVC double glazed window with privacy glass.

FIRST FLOOR LANDING

Accessed via carpeted stairs from the entrance hall. Double radiator, loft hatch and a rear-facing white uPVC double glazed window with lovely views over the garden. Doors lead to two double bedrooms and the bathroom.

BEDROOM 1

16'10 x 8'8

A very large bedroom extending from the front to the rear of the property, with white uPVC double glazed windows to both aspects. Double radiator and a built-in cupboard provide heating and useful storage. The rear window offers lovely garden views.

BEDROOM 2

11'4 x 10'6

Good-sized double bedroom with carpet flooring, radiator and a white uPVC double glazed front-facing window. A built-in cupboard provides additional storage and houses the modern combi boiler.

BATHROOM

6'11 x 4'10

Recently renovated and hardly used, with tiled walls and flooring. White WC with low-level cistern, white basin with chrome tap and a stylish bath with potential for easy access. Glass shower screen, chrome bath taps and a shower supplied by the combi boiler system. Chrome ladder-style radiator, recessed ceiling lights and a rear-facing white uPVC double glazed window with privacy glass.

EXTERNALLY

Front Garden and Access. Well-maintained front garden with on-street parking to the front. Shared access down the side of the property leads to the rear.

Rear Garden. A particularly large and beautifully maintained rear garden plot. A sizeable patio lies immediately adjacent to the house, with lawned areas and a central pathway leading to a garden shed. A lovely outdoor space for the new owners.

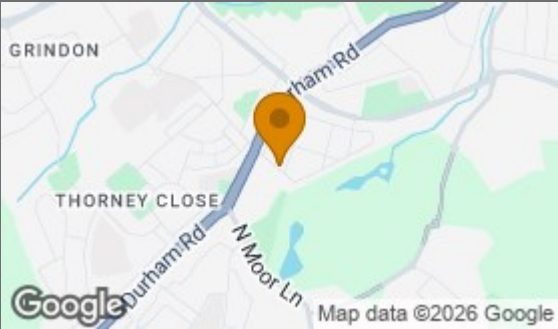
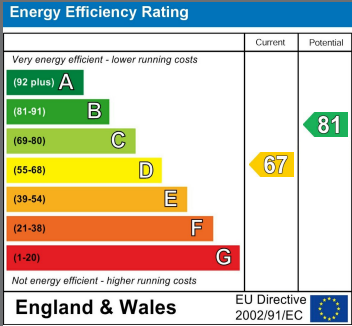
GENERAL

Measurements are approximate. No separate measurements were dictated for the entrance hall, landing or the two individual rooms within the rear extension.



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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