

St. Leonard Street
Hendon
Sunderland
SR2 8PZ



St. Leonard Street

£95,000

INTRODUCTION

RARE 2 BED (FORMER 3 BED) SEMI DETACHED BUNGALOW - FIXED STAIRCASE TO FULL LOFT ROOM INCL WC - VERY WELL PRESENTED INTERNALLY - HUGE EXPENDITURE INCL NEW ROOF, RENDER ETC... - LOVELY LARGE REAR SUN-TRAP COURTYARD GARDEN - POTENTIAL FOR PARKING TO REAR PLUS AMPLE ON STREET - EXCEPTIONAL VALUE FOR MONEY ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, radiator, built-in meter cupboard. 3 doors leading off, 2 to bedrooms and 1 to lounge.

BEDROOM 1

Measurements taken into bay.

Large double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed bay window.

BEDROOM 2

Measurements include depth of fitted wardrobes.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall.

LOUNGE

Huge rear lounge which would have originally been a third bedroom and sitting room which is now combined with 2 white uPVC double-glazed windows and 2 radiators beneath in a large open space. Plasma style wall mounted fire. Doors leading off to entrance hall and kitchen. To the rear of this room is a fixed staircase providing access to a loft space.

KITCHEN

Vinyl wood-effect flooring, radiator, white uPVC double-glazed window facing out onto rear garden. Fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate wood-effect work surfaces, integrated electric oven, 4 ring gas hob, feature extractor chimney in stainless steel finish, under bench space for fridge and freezer, space and plumbing for washing machine. Door leading off to rear lobby.

REAR LOBBY

Vinyl wood-effect flooring, white uPVC double-glazed door leading out to rear garden, door leading off to bathroom. Built-in cupboard housing the modern Combi boiler, which also has space beneath for an appliance.

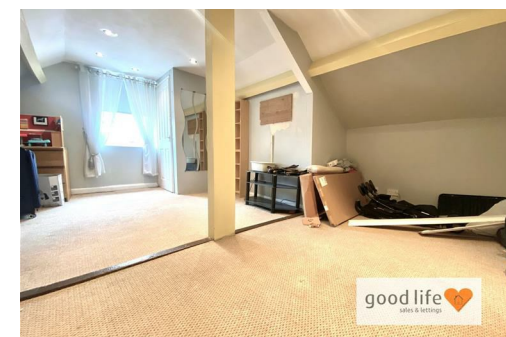
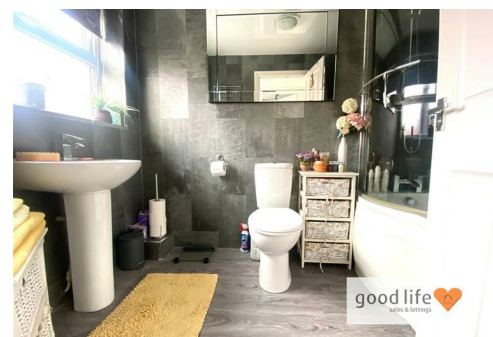
BATHROOM

Vinyl effect-effect flooring, chrome towel heater style radiator, white uPVC double-glazed window facing out to rear courtyard with privacy glass. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, p-shaped bath with curved glass shower screen, chrome taps, and shower fed from the main Combi boiler system. The walls are finished in a stylish tile-effect uPVC cladding. The ceiling is finished in uPVC cladding.

LOFT SPACE

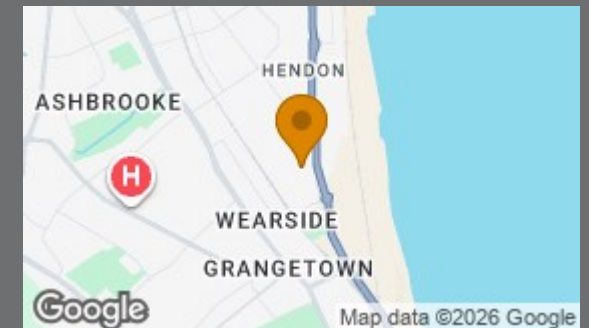
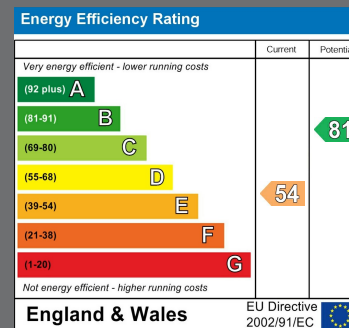
A huge space.

Carpet flooring, side facing white uPVC double-glazed window, double radiator with toilet and basin leading off. Recessed lights to ceiling. This loft space offers versatile use although is mostly used as storage by the current owner.



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@goodlifehomes.co.uk

www.goodlifehomes.co.uk

Good Life Homes - Lettings

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



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sales & lettings