

Tay Road  
Thorney Close  
Sunderland  
SR3 4PD



# Tay Road

## £129,995

### INTRODUCTION

LARGER STYLE 3 BED SEMI DETACHED - WELL PRESENTED THROUGHOUT - GARAGE - HUGE SHED/WORK SHOP TO REAR - POTENTIALLY NO OR SHORT CHAIN - GOOD LOCATION ...

### ENTRANCE HALL

Entrance via uPVC double-glazed door. Tiled flooring, carpeted stairs to first floor landing, front facing white uPVC double-glazed window, large double radiator, Door leading off to lounge, door leading off to kitchen.

### LOUNGE

Lovely size lounge.

Carpet flooring, large double radiator, front facing white uPVC double-glazed bow window. To the side of the chimney is open plan doorway leading to dining room.

### DINING ROOM

Carpet flooring flowing from the lounge, large double radiator, white uPVC double-glazed window with views over the rear garden. Door leads off to the kitchen

### KITCHEN

Vinyl tile-effect flooring, rear facing white uPVC double-glazed window with views over the rear garden. Fitted kitchen with a range of wall and floor units in a white finish with complementary laminate work surfaces. Space and plumbing for a washing machine, space for tall fridge, space for tall freezer, integrated electric oven, 4 ring ceramic hob and feature extractor chimney. Granite style resin sink with single bowl, single drainer and Monobloc tap. Radiator, door leading off to entrance hall, partially-glazed door leading into garage.

### FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom. The loft has been bordered with electric light, provides potential for additional storage.

### BATHROOM

Laminate flooring, double radiator, 2 white uPVC double-glazed windows, side and rear facing. White bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome taps and shower fed from the main Combi boiler system.

### BEDROOM 1

Double bedroom.

Carpet flooring, fitted wardrobes to 1 wall, rear facing white uPVC double-glazed windows. Built-in cupboard providing additional storage.

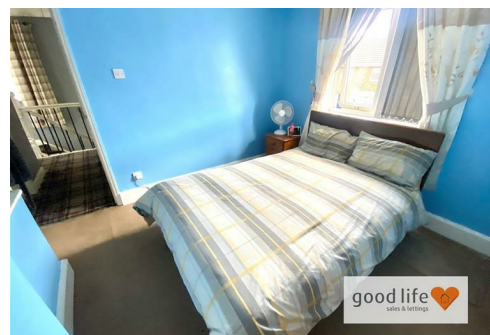
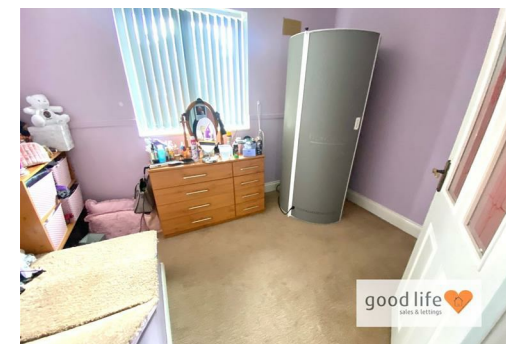
### BEDROOM 2

Double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing some storage.

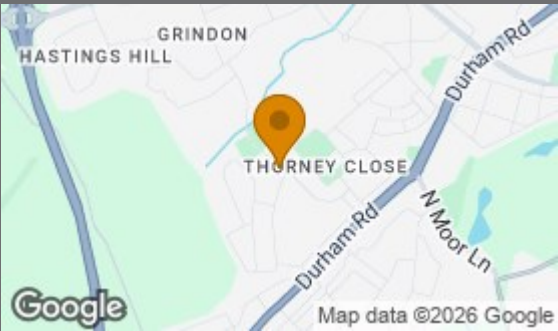
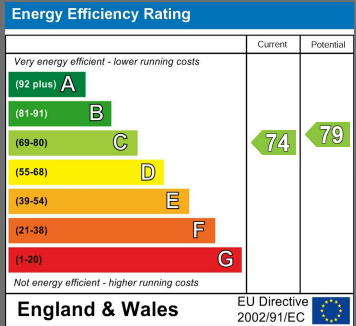
### BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a single bedroom.



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

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