

St. Leonard Street  
Hendon  
Sunderland  
SR2 8PZ



good life   
sales & lettings

# St. Leonard Street

£69,995

## INTRODUCTION

3 BED SEMI DETACHED BUNGALOW - GARAGE TO REAR - NEW ROOF IN RECENT YEARS - GAS & ELECTRICAL CERTIFICATES - SOME UPDATING REQUIRED - NO CHAIN

## ENTRANCE HALL

Carpet flooring, single radiator, 3 doors leading off, 1 to bedroom 1, 1 to bedroom 2, 1 to lounge. Built-in cupboard housing the consumer unit, alarm key and loft hatch with pull down ladders providing access to partially floored loft.

## BEDROOM 1

Measurements taken at widest points.

Carpet flooring, double radiator, front facing white uPVC double glazed bay window. Polished stone effect fire place with black granite hearth and back and built-in coal effect gas fire. The room is currently set up for use as a secondary lounge but traditionally would be used a bedroom.

## BEDROOM 3

Carpet flooring, double radiator, front facing white uPVC double glazed window.

## LOUNGE

Carpet flooring, double radiator, rear facing white uPVC double glazed window. Door leading to bedroom 3, door leading off to kitchen.

## BEDROOM 2

Carpet flooring, single radiator, rear facing white uPVC double glazed window.

## KITCHEN

Ceramic tile flooring, rear facing white uPVC double glazed window with views over rear garden. Modern fitted kitchen with a range of wall and floor units in a light wood effect finish with contrasting laminate work surface. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space and plumbing for a gas cooker. Feature extractor chimney in stainless steel finish, open plan doorway leading to rear lobby.

## REAR LOBBY

Ceramic tile flooring, single radiator, white uPVC double glazed door leading to rear garden, door leading off to bathroom, wall mounted modern Combi boiler, space for tall fridge/freezer.

## BATHROOM

Polished ceramic tile flooring, single radiator, side facing white uPVC double glazed window with privacy glass. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps, fixed shower over and folding glass shower screen. The walls are finished in a stylish grey ceramic tile with mosaic feature. The ceiling is finished in uPVC cladding with recessed lights and small loft hatch.

## EXTERNALLY

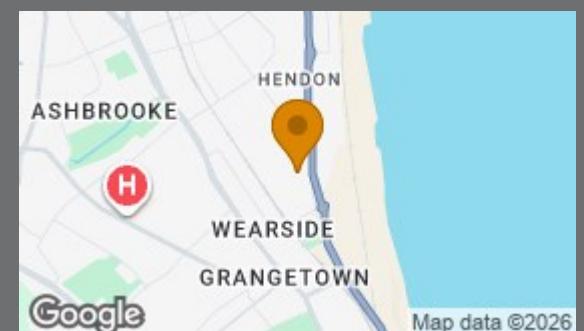
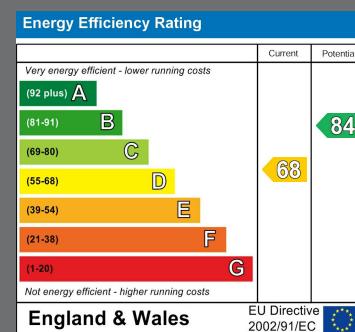
To the front there is a gate leading to a block paved front garden which has access to the rear garden, white uPVC double glazed door.

The property benefits from a large rear garden/courtyard which stretches approx. 19ft wide by over 27ft deep to the main house plus additional area to the side. The whole area is block paved and there is a detached garage with manual up and over garage door access accessed from the back lane plus pedestrian door access from the rear courtyard. This is a excellent additional facility.



**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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