

Sandringham Crescent
East Herrington
Sunderland
SR3 3QP



Sandringham Crescent

£205,000

INTRODUCTION

EXTENDED TO FRONT & SIDE - 3 BED SEMI-DETACHED - MODERNISED INTERNALLY - WELL PRESENTED - 2 SEPARATE LOUNGES - EXTENDED DINING KITCHEN - MULTI-CAR DRIVE WAY - DESIRABLE EAST HERRINGTON LOCATION ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate, wood-effect flooring, radiator, carpeted stairs to first floor landing. Door leading off to TV room, door leading off to lounge, door leading off to dining kitchen.

TV ROOM

Part of an extension to the original property.

The TV room has carpet flooring, radiator, front facing white uPVC double-glazed bow window with plantation shutters and offers a lovely separate living space with versatile use for the new owners.

EXTENDED LOUNGE

Carpet flooring, radiator, front facing white uPVC double-glazed bow window with plantation shutters. Quartz fire with matching hearth and stylish flame effect fire-built in. This extended living room offers a lovely additional space for a comfortable living area.

EXTENDED DINING KITCHEN

Lovely large space which is extended compared to the final layout and comprises, laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window and white uPVC double-glazed patio doors leading out to the rear patio and garden. Generous dining space to one end of the room which overlooks the garden. A stylish modern fitted kitchen with a range of wall and floor units in a white high gloss finish with laminate work surface including breakfast bar return. Double integrated electric oven, integrated 4 ring ceramic hob, stainless steel extractor fan and stainless steel splash back, Integrated washing machine and dishwasher. Beautiful ceramic sink situated beneath the window with chrome Monobloc tap. Space for a tall fridge/freezer if required. Recessed LED lights to ceiling.

FIRST FLOOR LANDING

Loft hatch, side facing white uPVC double-glazed window. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Recently renovated with laminate tile effect flooring, large chrome towel heater style radiator, recessed lights to ceiling, rear facing white uPVC double-glazed window with privacy glass, extractor fan. Toilet with concealed cistern and push button flush, sink built into a vanity unit with chrome tap, double walk-in shower cubicle with fixed glass shower screen and shower fed from the main central heating boiler comprising fixed overhead shower and separate hand held shower. Generous matching bathroom cabinet for additional storage. The walls and ceiling are finished uPVC cladding with recessed led lighting to the ceilings.

BEDROOM 1

A good size double bedroom.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Professionally installed fitted wardrobes with sliding doors providing a good degree of storage and hanging space.

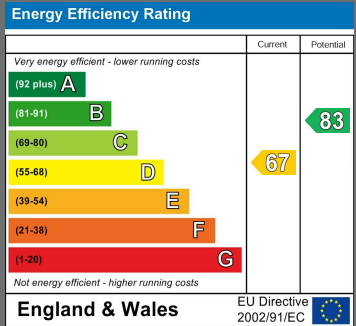
BEDROOM 2

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views. Professionally installed fitted wardrobes to 1 wall with sliding doors. This is also a double 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



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