Weybourne Square

Grangetown

Sunderland

SR2 9NU









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Weybourne Square

Offers In The Region Of £175,000

INTRODUCTION
Good Life Homes are delighted to bring to the market this well-maintained three-bedroom semi-detached home, occupying a lovely corner plot in an attractive, quiet cul-de-sac just off Queen Alexandra Road. With a large front garden, a driveway providing off-street parking and a detached garage, the property offers an appealing combination of living space and outdoor space in this established residential location.

ENTRANCE HALL
A white uPVC double-glazed entrance door leads into the hall, which has carpet flooring, a radiator and a side-facing white uPVC double-glazed window. Carpeted stairs lead to the first-floor landing. Doors lead to the two reception rooms and the extended dining kitchen.

RECEPTION ROOM 1
12'8 x 12'2
A lovely formal reception room, partly open plan to the separate dining room, with carpet flooring, a single radiator and an attractive front-facing white uPVC double-glazed bay window overlooking the cul-de-sac. A feature fire surround in a resin stone-effect finish has a matching hearth and back, with an inset coal-effect gas fire.

DINING ROOM
12'4 x 12'2
Measurements taken at the widest points.
Continuing from the lounge, the dining room flows seamlessly with the same carpet flooring. There is a double radiator and a rear-facing white uPVC double-glazed window. A built-in cupboard houses a modern Worcester Bosch combi boiler.

EXTENDED DINING ROOM
16'4 x 11'5
Measurements taken at the widest points.
A lovely extended room with three white uPVC double-glazed windows offering different aspects, including views towards the south-facing rear garden, allowing plenty of natural light into the space. A white uPVC double-glazed stable door provides external access.
The fitted kitchen has a range of wall and floor units in a pine-effect finish with contrasting laminate work surfaces. A stainless-steel one-and-a-half-bowl sink with a single drainer has a matching Monobloc tap. There is a freestanding electric oven with a four-ring ceramic hob, space and plumbing for a washing machine, and space for a tall fridge freezer.
A large radiator provides heating, and there is ample space for a good-sized dining table and chairs. Recessed ceiling lights and a built-in cupboard providing useful additional storage complete the room.

FIRST FLOOR LANDING
Accessed via carpeted stairs from the entrance hall. A side-facing white uPVC double-glazed window provides natural light. Four doors lead to the three bedrooms and bathroom.

BEDROOM 1
12'5 x 10'5
A double bedroom with carpet flooring, a radiator behind a cover and a rear-facing white uPVC double-glazed window. Extensive professionally installed fitted wardrobes occupy two walls, with a matching bedhead, dressing table, drawers and mirror.

BEDROOM 2
11'0 x 10'6
A double bedroom with carpet flooring, a radiator and a front-facing white uPVC double-glazed window overlooking the cul-de-sac. Fitted wardrobes to one wall provide a good degree of storage and hanging space.

BEDROOM 3
7'5 x 6'11
A single bedroom with carpet flooring, a radiator and a side-facing white uPVC double-glazed window.

BATHROOM
6'11 x 5'9
With vinyl flooring, a radiator and a rear-facing white uPVC double-glazed window with privacy glass. The white suite comprises a toilet with a low-level cistern, a wash basin with chrome taps, and a panelled bath with chrome taps and a glass shower screen. A separate shower supplied by the combi boiler system has a handheld shower and a fixed overhead shower. The walls are fully finished in ceramic tiles with a decorative border. Recessed ceiling lights, an extractor fan and a loft hatch complete the room.

EXTERNALLY AND GARAGE
Situated on a corner plot in an attractive, quiet cul-de-sac just off Queen Alexandra Road, at the bottom of Westheath Avenue. The property has a large front garden and a block-paved driveway providing off-street parking. A block-paved pathway continues around the front and side of the property to the rear. A detached sectional garage is accessed from the rear.

A low-maintenance south-facing rear garden with a decked patio. The detached sectional garage has a manual up-and-over door, providing comfortable vehicle access from the side of the property.

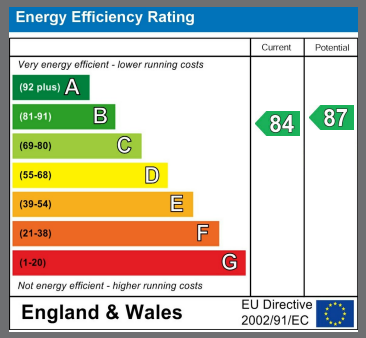






Local Authority
Sunderland

Council Tax Band
B





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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