

Oxford Square
Ford Estate
Sunderland
SR4 6PQ







Oxford Square

Asking Price £134,995

INTRODUCTION

Good Life Homes are delighted to bring to the market this well-presented three bedroom home, offering a spacious lounge, a stylish dining kitchen and a recently renovated bathroom. With two good sized double bedrooms and a compact third bedroom which could also make an ideal home office, the accommodation offers flexibility for a range of buyers.

ENTRANCE HALL

A GRP double glazed entrance door opens into the hall, with laminate wood effect flooring, a built-in meter cupboard and carpeted stairs to the first floor landing. A partially glazed door leads into the lounge.

LOUNGE

13'8 x 12'9

A generously proportioned lounge with laminate wood effect flooring, a large double radiator and a front facing white uPVC double glazed window. An open fireplace houses a log burning stove, with fitted shelving and a cupboard to one side of the chimney breast. Decorative wall panelling adds character, and a partially glazed door leads through to the dining kitchen.

DINING KITCHEN

18'10 x 8'10

A spacious room with laminate wood effect flooring continuing from the lounge, a double radiator, three rear facing uPVC double glazed windows and a uPVC double glazed door opening directly onto the rear patio and garden. The stylish kitchen comprises grey wall and floor units with black handles and laminate work surfaces, including a breakfast bar for informal dining. Integrated appliances include a double electric oven, microwave and four ring gas hob, with a feature extractor chimney and glass splashback. Decorative brick slip finishes complement the room. A built-in cupboard houses a modern combi boiler. There is space and plumbing for a washing machine and dishwasher, plus ample space for a tall fridge freezer; the current owners accommodate an American style fridge freezer in the dining area.

DOWNSTAIRS WC

3'1 x 3'0

Located beneath the stairs, off the kitchen, with matching laminate wood effect flooring, a hand basin with chrome tap set into a vanity unit, a WC with low level cistern and recessed ceiling lights.

FIRST FLOOR LANDING

Accessed by carpeted stairs from the entrance hall, with doors leading to the bedrooms and bathroom.

BEDROOM 1

13'0 x 12'0

A good sized double bedroom with laminate wood effect flooring, a radiator and a front facing white uPVC double glazed window. Fitted wardrobes with sliding doors run along one wall, providing storage and hanging space, with a further built-in cupboard. Measurements exclude the depth of the fitted wardrobes.

BEDROOM 2

11'5 x 10'0

A further good sized double bedroom with carpet flooring, a radiator and a rear facing white uPVC double glazed window.

BATHROOM

8'5 x 6'7

Recently renovated and stylishly appointed, with laminate tile effect flooring, a flat panel designer style radiator and tiled walls including a feature wall. The suite comprises a WC with concealed cistern and push button flush, a basin set into a vanity unit with black tap and waste, and a bath with a Crittall style shower screen. Black bath taps coordinate with a matching shower fed from the main hot water system. Recessed ceiling lights and an extractor fan complete the room.

BEDROOM 3

10'0 x 3'6

Width to be confirmed

A compact third bedroom described as accommodating a single bed, also offering potential for use as a home office. With carpet flooring, a rear facing white uPVC double glazed window and a loft hatch. We understand from the vendor that the property has a very large loft space which has been mostly boarded, with pull down ladder access.

EXTERNALLY

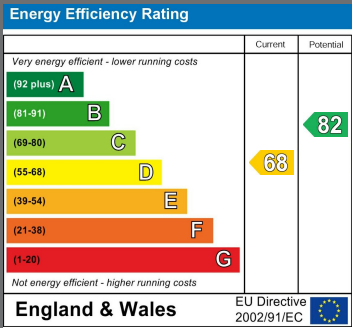
Front - The front garden is fully block paved, offering potential for multi car parking. The kerb onto the street has not been dropped, although it is low. The approach to the entrance is described as wheelchair friendly. An archway between the houses provides access to the rear garden.

Rear Garden - A large garden plot with a sunny aspect. An extensive decked patio immediately behind the house offers ample room for outdoor seating and dining. A sheltered open brick area with slate style tiling provides useful space for gardening equipment. Beyond the decking is a lawn with borders and perimeter fencing. A side gate gives access through to the front.



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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