

Guildford Street
Hendon
Sunderland
SR2 8JQ



Guildford Street

£59,995

INTRODUCTION

2 BED MID TERRACE FOR SALE - FORMERLY LET NOW VACANT - LOCATED IN NICE STREET - SENSIBLY PRICED - NO CHAIN - AMPLE ON STREET PARKING ...

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Carpet flooring, electric fuse box and meter, door leading off to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, 3 doors leading off, 2 to bedrooms and 1 to lounge.

BEDROOM 1

Large front bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed bay window. Lovely high ceilings.

BEDROOM 2

Good size single bedroom but it is large enough to accommodate a double bed.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. High ceilings.

LOUNGE

Carpet flooring, radiator, electric fire, built in cupboard with some shelving, rear facing white uPVC double-glazed window. Door leading off to the extended dining kitchen.

EXTENDED DINING KITCHEN

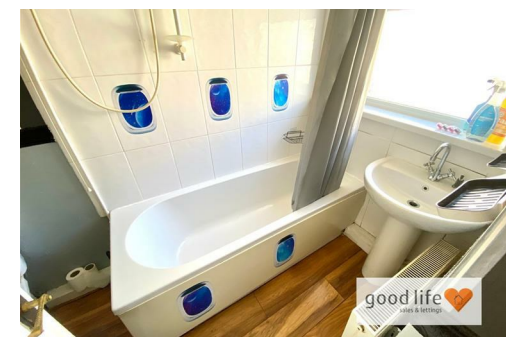
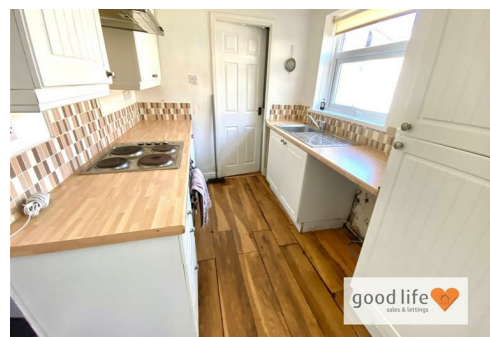
Laminate wood-effect flooring, radiator, 2 white uPVC double-glazed windows facing onto rear yard, white uPVC door (with no glass) leading out to rear court yard. Fitted kitchen in a white finish with laminate work surfaces, integrated electric oven, 4 ring electric hob and extractor fan, space and plumbing for a washing machine, space for tall fridge/freezer, stainless steel sink with single bowl, single drainer and monobloc tap, built in cupboard concealing the modern combi boiler. Door leading off to the bathroom.

BATHROOM

Double radiator, side facing white uPVC double-glazed window with privacy glass. Sink with single pedestal and chrome tap, bath with panel and chrome taps, electric shower over, toilet with low level cistern, extractor fan.

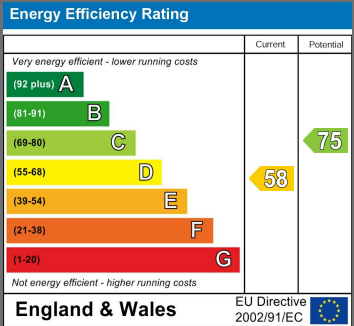
EXTERNALLY

The yard has been mostly covered with artificial grass and has pedestrian gated access for refuse bins, garden shed providing some useful storage.



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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