Sutton Close

Penshaw

Houghton Le Spring

DH4 7NB









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Sutton Close

£129,995

INTRODUCTION
This recently refurbished three-bedroom end-link home in Penshaw has a spacious lounge and a newly fitted breakfasting kitchen with deep blue units, a breakfast bar and sliding doors to the covered rear patio. Upstairs are two double bedrooms, a single bedroom and a modern bathroom. Both front bedrooms enjoy elevated views.

LOUNGE
A uPVC double-glazed front door opens directly into the lounge. Newly laid carpet, two radiators, an open staircase to the first floor, an understairs cupboard and double doors to the breakfasting kitchen.

BREAKFASTING KITCHEN
Newly fitted deep blue wall and base units with contrasting laminate worktops, a stainless steel one-and-a-half bowl sink with single drainer and mixer tap, an integrated electric oven, a four-ring ceramic hob and a stainless steel chimney extractor. Breakfast bar, space for under-counter appliances, a built-in cupboard housing the combi boiler, recessed lighting, a radiator and wood-effect vinyl flooring. A white uPVC double-glazed window overlooks the rear patio, and sliding doors open onto the patio with access to the garden and garage.

FIRST FLOOR LANDING
Loft hatch, built-in cupboard and doors to all three bedrooms and the bathroom.

BEDROOM 1
Front-facing double bedroom with carpet, radiator and a white uPVC double-glazed window with elevated views.

BEDROOM 2
Rear-facing double bedroom with carpet, radiator and a white uPVC double-glazed window.

BEDROOM 3
Front-facing single bedroom with carpet, radiator and a white uPVC double-glazed window with elevated views.

BATHROOM
Panelled bath with black tap and separate black-finish shower over, pedestal basin with black tap and matching waste, and WC with low-level cistern. Black ladder-style radiator, tile-effect vinyl flooring, tile-effect uPVC wall cladding and a rear-facing white uPVC double-glazed window with privacy glass.

EXTERNALLY
Front - Pedestrian access, a well-maintained lawn and a block-paved path leading to the front door, with open views to the front.
Rear - Well-maintained garden with lawn and gravelled areas, a paved patio beneath a polycarbonate canopy and a block-paved driveway leading to a detached garage. Additional on-street parking is available to the rear.





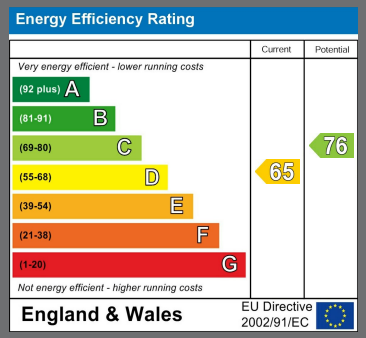






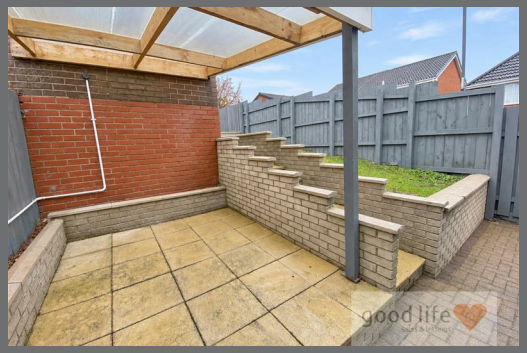
Local Authority
Sunderland

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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