

Corning Road  
Alexandra Park  
Sunderland  
SR4 6EE



# Corning Road

£155,000

## INTRODUCTION

OFFERING EXCEPTIONAL VALUE - THIS 3 DOUBLE BEDROOM HOME IN TOWN HOUSE STYLE LAYOUT OFFERS READY TO MOVE INTO FAMILY ACCOMMODATION WITH EXCELLENT COMMUTING ACCESS BEING MINUTES FROM QUEEN ALEXANDRA BRIDGE AND THE NEW SPIRE BRIDGE.

## ENTRANCE HALL

Grey wood effect laminate flooring, single radiator, door leading into lounge.

## LOUNGE

Measurements taken at widest points.

Carpet flooring, double radiator, front facing white uPVC double glazed window. Built-in cupboard providing useful storage, door leading off to rear hallway.

## REAR HALLWAY

Carpet flooring, carpeted stairs to first floor, door leading off to WC, door leading off to breakfasting kitchen.

## W C

Ceramic tile flooring, white hand basin with chrome taps, single radiator, white toilet with low level cistern and push button flush. Extractor fan.

## BREAKFASTING KITCHEN

Laminate grey wood effect flooring, double radiator, white uPVC double glazed sliding door leading out to rear garden. Fitted kitchen with a range of wall and floor units in a white finish with brushed steel handles and contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob and integrated extractor hood. Stainless steel sink with bowl and a half, single drainer and matching monobloc tap. Space and plumbing for a washing machine, space for a tall fridge/freezer, recessed lights to ceiling. Gas Combi boiler built within unit.

## FIRST FLOOR LANDING

Single radiator, carpeted stairs to second floor landing. 3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BEDROOM 2

Measurements taken at widest points, the room is L shaped.

Laminate wood effect flooring, single radiator, 2 white uPVC double glazed windows. This is a very generous double bedroom.

## BEDROOM 3

This is also a double bedroom.

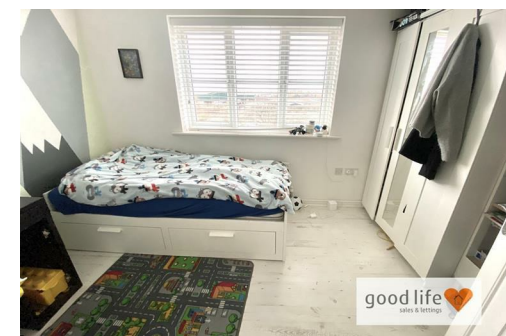
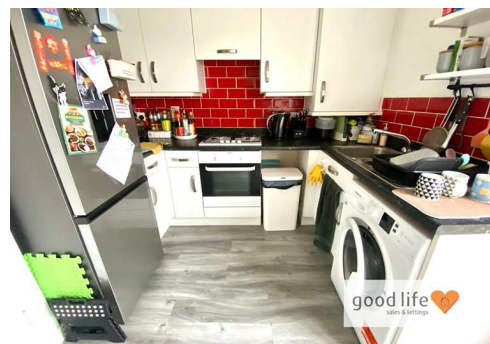
White wood effect laminate flooring, single radiator, white uPVC double glazed window with elevated views over Queen Alexandra bridge and beyond.

## BATHROOM

Vinyl wood effect flooring, single radiator, white bath with panel, chrome taps and shower fed from the main hot water system. White sink with single pedestal and chrome tap, white toilet with low level cistern and push button flush. Extractor fan.

## SECOND FLOOR LANDING

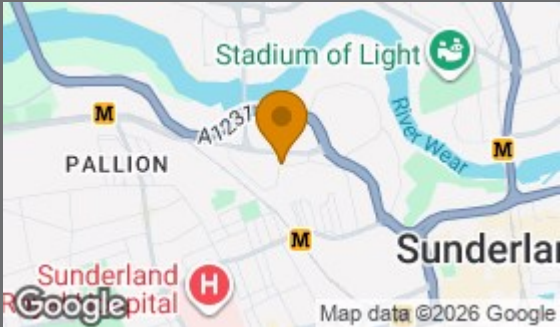
Built-in cupboard providing useful storage, door leading off to master bedroom.



Local Authority  
Sunderland

Council Tax Band  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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





## Contact

0191 565 6655

[info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)

[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)

## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



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