

Nookside Court
Nookside
Sunderland
SR4 8NU



good life
sales & lettings



Nookside Court

£280,000

INTRODUCTION

EXTENDED 4 DOUBLE BED SEMI-DETACHED - POSITIONED IN SECLUDED STREET - LARGE & SPACIOUS HOME - BEAUTIFUL REAR LANDSCAPED GARDEN PLOT - EXTENDED KITCHEN/DINING - DOUBLE + DRIVEWAY - GARAGE WITH REMOTE DOOR & ELECTRICS ...

ENTRANCE PORCH

Entrance via GRP double-glazed door. Natural wood flooring, 2 white uPVC double-glazed windows. White uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL

Natural wood flooring, radiator, under stairs cupboard. Door leading off to lounge, door leading off to family/dining/kitchen.

LOUNGE

This is lovely large living room.

Front facing large white uPVC double-glazed window, radiator, gorgeous feature fire surround with coal effect gas fire and granite hearth. The room is mostly open plan to reception room 2.

RECEPTION ROOM 2

Lovely large second reception which is mostly open plan to the first reception room.

Continuation of the natural wood flooring, double radiator, white uPVC double-glazed windows and doors looking out over and leading out to decked patio and garden beyond. The dining room and living room combined is a terrific open family space.

FAMILY, DINING, KITCHEN

Lovely extended open space with slate effect flooring, white uPVC double-glazed door leading out to decked patio and garden and white uPVC double-glazed windows with lovely views over the rear garden. Modern fitted kitchen in a shaker style with natural wood work surfaces, a range style oven at the centre with matching extractor fan, space and plumbing for a washing machine, integrated dishwasher, integrated tumble dryer, natural return to the work surface creating informal breakfast bar area. Sufficient space within the room for sofa and chairs and to use as an additional family room space. Combi boiler which services the hot water and central heating system. Radiator, recessed lights to ceiling

FIRST FLOOR LANDING

6 doors leading off, 4 to bedrooms, 1 to bathroom, 1 to separate wc. Loft access, please note the loft has been boarded out to accommodate further storage.

BATHROOM

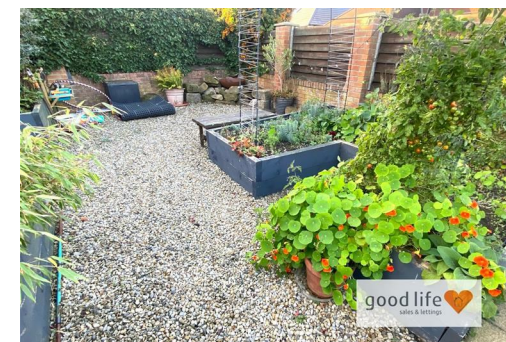
Laminate wood-effect flooring, double walk in shower cubicle with shower fed from the main combi boiler system, freestanding sink with chrome tap and vanity beneath, freestanding bath. Radiator, rear facing white uPVC double-glazed window, recessed lights to ceiling.

BEDROOM 1

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.

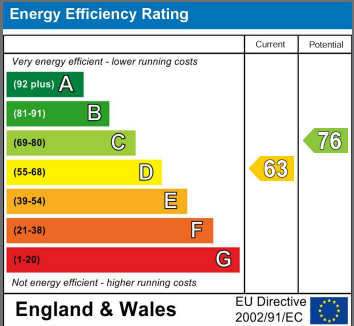
BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window with lovely views over the garden. Extensive fitted wardrobes to 1 wall with sliding mirrored doors. This is a very large double bed.



Local Authority
Sunderland

Council Tax Band
D



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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