

The Broadway
High Barnes
Sunderland
SR4 8LS



good life
sales & lettings



The Broadway

£245,000

INTRODUCTION

SUPERB 4 DOUBLE BED SEMI-DETACHED - TWO STOREY EXTENSION TO SIDE - WELL PRESENTED TO HIGH STANDARDS THROUGHOUT

- DOUBLE DRIVEWAY PARKING - GARAGE WITH REMOTE DOOR - WELL MAINTAINED REAR GARDEN PLOT WITH SUNNY ASPECT - GREAT LOCATION FOR COMMUTING ALL KEY AREAS ...

ENTRANCE PORCH

Entrance via GRP double-glazed door. Laminate wood-effect flooring, white uPVC double-glazed window, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, radiator, completed replaced oak style staircase with toughened glass inserts which continues to first floor landing, alarm key pad, 2 doors leading off, 1 to lounge and 1 to WC.

W C

Vinyl mosaic style flooring, toilet with low level cistern, hand basin with chrome tap and storage beneath, folding door leading into storage beneath the staircase.

OPEN PLAN LOUNGE DINING ROOM

Measurements taken at widest points.

This is a lovely open spacious lounge dining room.

LVT (Karndean) style flooring laid in herringbone pattern, front facing white uPVC double-glazed bay window and white uPVC double-glazed patio doors rear facing allowing lots of light at various parts of the day, 2 large radiators and log burning stove within the chimney breast. Door leading off to kitchen.

KITCHEN

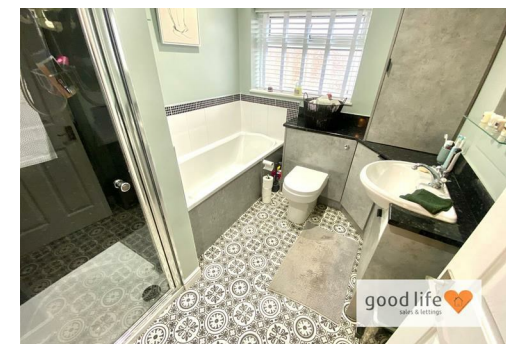
Laminate wood-effect flooring, rear facing white uPVC double-glazed window with views over rear garden, radiator. Recent fitted kitchen with a range of wall and floor units in a stylish modern finish with contrasting laminate wood-effect work surfaces. Stainless steel sink with bowl and a half, single drainer and matching monobloc tap, space for under bench fridge, integrated double electric oven and integrated microwave, 4 ring induction hob with matching splash back and feature extractor. Fire door leads off to the garage and utility area.

FIRST FLOOR LANDING

Lovely large landing area which previously had a 5th bedroom or home office and has had the partition wall removed to create a lovely open space. It would be possible to create a very pleasant home office area in this position with pleasant front facing views from the window. Pull down loft ladder providing access to the loft where there is ample storage. 5 doors leading off, 4 to bedrooms and 1 to bathroom.

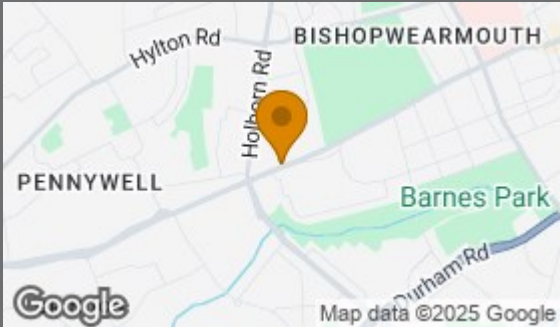
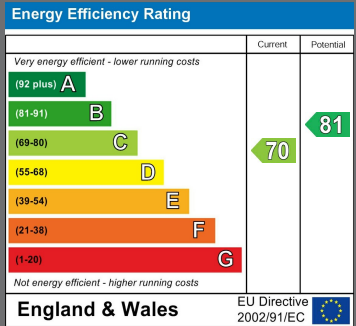
BATHROOM

Vinyl tile effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Updated bathroom suite comprising toilet with concealed cistern and push button flush, sink built vanity unit with chrome tap, bath with panel, chrome tap with showerhead attachment and separate shower built into recess with electric shower. Further built in cupboard houses combi boiler. Recessed lights to ceiling.



Local Authority
Sunderland

Council Tax Band
C



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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