

Primrose Street  
South Hylton  
Sunderland  
SR4 0PH



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sales & lettings







# Primrose Street

## Asking Price £135,000

### INTRODUCTION

STUNNING 3 BEDROOM END TERRACE - 2 LINKED RECEPTION ROOMS- CENTRAL VILLAGE LOCATION - CLOSE TO METRO, SCHOOL, DOCTORS ETC... - CLOSE TO RIVERSIDE WALKS - BEAUTIFULLY PRESENTED & MODERNISED - WONDERFUL READY TO MOVE INTO HOME ...

### ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Carpet flooring, partially-glazed door leading into entrance hall.

### ENTRANCE HALL

Laminate wood-effect flooring, radiator, original carpeted stairs to half landing. 2 doors leading off, 1 to kitchen and 1 to lounge dining room.

### LOUNGE DINING ROOM

25'10 x 15'4

Measurements taken at widest points

A lovely large through room which was formally 2 rooms. Laminate wood-effect running throughout, 2 large double radiators one in each room, front facing white uPVC double-glazed window, rear facing white uPVC double-glazed patio doors leading out to the rear yard, log burning stove in the dining part of the room. Ample space for whatever arrangement of furniture you require with ample additional space for formal dining table and chairs. Both rooms have lovely high ceilings and a feeling of real space.

### KITCHEN

15'2 x 7'0

Vinyl tile effect flooring, radiator, white uPVC double-glazed window facing out onto rear yard. Recently installed fitted kitchen with a range of wall and floor units in a light high gloss grey finish with contrasting laminate wood-effect work surfaces. Integrated 4 ring ceramic hob with stainless steel extractor fan, integrated electric oven situated at waist height for convenience, integrated fridge/freezer, integrated washing machine, space for dryer, stainless steel sink with bowl and a half, single drainer and monobloc tap. UPVC double-glazed door leading off to rear yard. Door leading off to bathroom.

## BATHROOM

7'2 x 5'5

Lovely recently installed bathroom with light grey floor tiles, light to medium grey metro tiles to full height around the bath area and to half height around the toilet and hand basin. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome tap and showerhead attachment and folding glass shower screen over. White uPVC double-glazed window with privacy glass facing onto the rear yard, large double radiator.

## HALF LANDING

Side facing white uPVC double-glazed window with privacy glass, stairs to full landing.

## FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to wc.

## BEDROOM 1

12'10 x 11'7

Good size double bedroom.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window.

## BEDROOM 2

12'9 x 8'6

Also a double bedroom.

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window.

## BEDROOM 3

12'10 x 6'4

Also a double bedroom.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window.

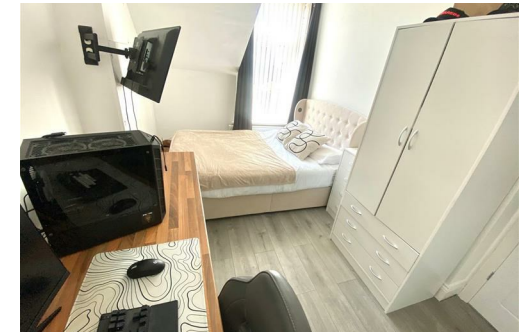
## WC

9'2 x 4'1

Vinyl wood effect flooring, radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, extractor fan. Providing useful convenient first floor WC facilities.

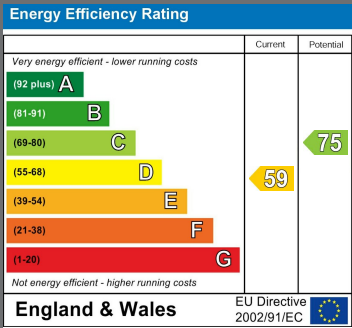
## EXTERNALLY

The rear yard enjoys a sunny aspect and has gated access to the rear providing potential for a vehicle and pedestrian gated access to the side. There is ample on street parking if required.



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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