Shrewsbury Crescent

Humbledon
Sunderland
SR3 4AP

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Offers In The Region Of £139,995

INTRODUCTION

A modern three double bedroom home with front driveway parking and a generous, landscaped rear garden. The lounge opens into a fitted kitchen spanning the rear of the house, with doors onto raised decking overlooking the garden. Upstairs are two double bedrooms and a bathroom with both a bath and separate shower, while stairs lead to a further double bedroom in the converted attic. A recently installed gas combination boiler, uPVC double glazing and a low maintenance garden add to the appeal of this ready to move into home, with no onward chain.

ENTRANCE HALL

A GRP double glazed entrance door opens into the hall, with natural wood flooring, a radiator and carpeted stairs to the first floor.

LOUNGE

12'0 x 12'7

A good sized lounge with natural wood flooring, a double radiator and a front facing white uPVC double glazed window. A double doorway provides a partly open connection to the kitchen.

KITCHEN

15'10 x 6'6

Running across the rear of the property, the kitchen continues the natural wood flooring from the lounge. It has a range of modern white wall and base units with black handles and contrasting wood effect laminate worktops, an integrated electric oven, a four ring gas hob and a stainless steel sink with circular drainer, matching bowl and Monobloc tap. There is space and plumbing for a washing machine, space for an American style fridge freezer, recessed ceiling lights and a large double radiator. A white uPVC double glazed window overlooks the garden, while matching double glazed doors open onto raised decking with views across the garden plot.

FIRST FLOOR LANDING

The carpeted stairs lead to the landing with doors to two double bedrooms and the bathroom. Further stairs lead to the attic room.

BEDROOM 1
10'0 x 8'1
A double bedroom with carpet, a radiator and a front facing white uPVC double glazed window. Deep fitted wardrobes along one wall, approximately 4ft deep, offer space for hanging rails, drawers and storage and also house a recently installed gas combination boiler.

BEDROOM 2
11'10 x 8'8
A double bedroom with wood effect laminate flooring, a double radiator and a rear facing white uPVC double glazed window with pleasant views. Measurements are taken at the widest points.

BATHROOM
8'4 x 5'0
Fitted with a separate bath and chrome tap, a wash basin with chrome tap set over a storage unit, a WC with concealed cistern and push button flush, and a corner quadrant shower with fixed and handheld shower heads fed from the combination boiler. There is vinyl flooring, a double radiator and a rear facing white uPVC double glazed privacy window. uPVC cladding finishes the walls and ceiling, with recessed ceiling lights.

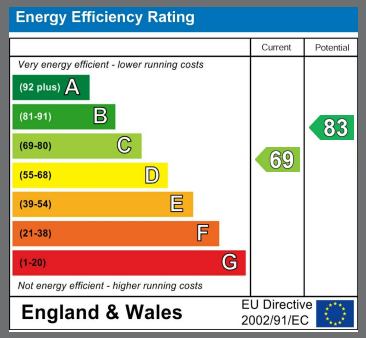
BEDROOM 3 ATTIC ROOM
16'11 x 9'8
Carpeted stairs lead to this double bedroom in the converted attic. It has wood effect laminate flooring, a double radiator, a double glazed roof window with pleasant views, electric sockets and lighting. The owner believes the conversion had building regulations approval when it was completed before their purchase; this has not been verified.

EXTERNALLY
A dropped kerb provides access through wrought iron gates to a block paved driveway with vehicle parking.

A large rear garden plot with extensive raised decking immediately behind the property, stepping down to a broad area of artificial grass and paving. Fencing runs along three sides. The low maintenance garden is suitable for use throughout the year and receives sunshine in different areas for much of the day.

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

Contact

0191 565 6655
info@goodlifehomes.co.uk
www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

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