The Cheyne

Thristley Grange

Sunderland

SR3 2XL









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The Cheyne

Asking Price £255,000

INTRODUCTION
Offered with NO ONWARD CHAIN, this five-bedroom detached home occupies a good-sized corner plot in a sought-after development.

ENTRANCE HALL
A white uPVC double-glazed entrance door opens into the hall, which has wood-effect laminate flooring, a radiator and carpeted stairs to the first floor. Doors lead to the lounge and ground-floor WC.

GROUND FLOOR WC
5'4 x 3'6
Wood-effect laminate flooring, a radiator and a front-facing uPVC double-glazed window with privacy glass. Fitted with a white low-level WC and a white washbasin with chrome taps.

LOUNGE
14'9 x 13'10
At the widest points. An L-shaped reception room with wood-effect laminate flooring, a front-facing uPVC double-glazed window, a wall-mounted fire and two radiators.

DINING KITCHEN
17'10 x 10'0
Fitted with white high-gloss units and laminate worktops with a breakfast bar overhang. Integrated appliances include a dishwasher and double electric oven, with a four-ring gas hob and extractor. There are two radiators with covers and an under-stairs cupboard. The dining area opens into the conservatory through a wide opening, with a separate opening to the utility room.

CONSERVATORY
11'3 9'3
Open to the dining area, with a fitted warm roof, fitted carpet, power sockets and uPVC double-glazed windows overlooking the rear garden. A glazed door leads out to the paved patio.

UTILITY ROOM
8'4 x 6'1
Wood-effect laminate flooring and a radiator. An internal door leads into the garage and an open doorway leads through to the boot room

BOOT ROOM
7'7 x 5'9
Extending from the utility room, with a radiator, a rear-facing uPVC double-glazed window and a glazed door opening onto the rear patio and garden.

INTEGRAL GARAGE
16'4 x 8'0
With a roller shutter door, EV charging point, consumer unit, electricity meter, wall-mounted combi boiler and power sockets. Accessible internally from the utility room.

FIRST FLOOR LANDING
Carpeted stairs lead to the first-floor landing, which has a loft hatch and doors to the five bedrooms and family bathroom.

PRINCIPAL BEDROOM
11'8 x 7'8
A front-facing double bedroom with fitted carpet, a radiator, a uPVC double-glazed window and a door to the en suite.

EN SUITE
5'5 x 4'6
Tiled flooring, a quadrant shower fed by the combi boiler, a white WC, a white washbasin with chrome tap and an extractor fan.

BEDROOM 2
10'9 x 10'6
A double bedroom with fitted carpet, sliding-door wardrobes along one wall, a radiator and a rear-facing uPVC double-glazed window.

BEDROOM 3
11'6 x 9'0
A front-facing double bedroom with fitted carpet, a radiator and a uPVC double-glazed window.

BEDROOM 4
8'9 x 8'4
At the widest points. An L-shaped box room with fitted carpet, a radiator, a built-in wardrobe with matching drawers and two front-facing uPVC double-glazed windows. The room could accommodate a single bed or serve as a home office.

BEDROOM 5
7'8 x 6'5
A rear-facing box room with fitted carpet, a radiator and a uPVC double-glazed window. There is room for a single bed or a desk.

FAMILY BATHROOM
Fitted with a white bath, WC and washbasin, plus a separate quadrant shower. There is a uPVC double-glazed window.

EXTERNALLY
Front - a multi-car driveway leads to the integral garage, which houses the EV charging point. There is potential to extend the driveway.
Rear Garden - a paved patio is accessible from both the conservatory and boot room. The garden is mainly laid to lawn and fenced on three sides.











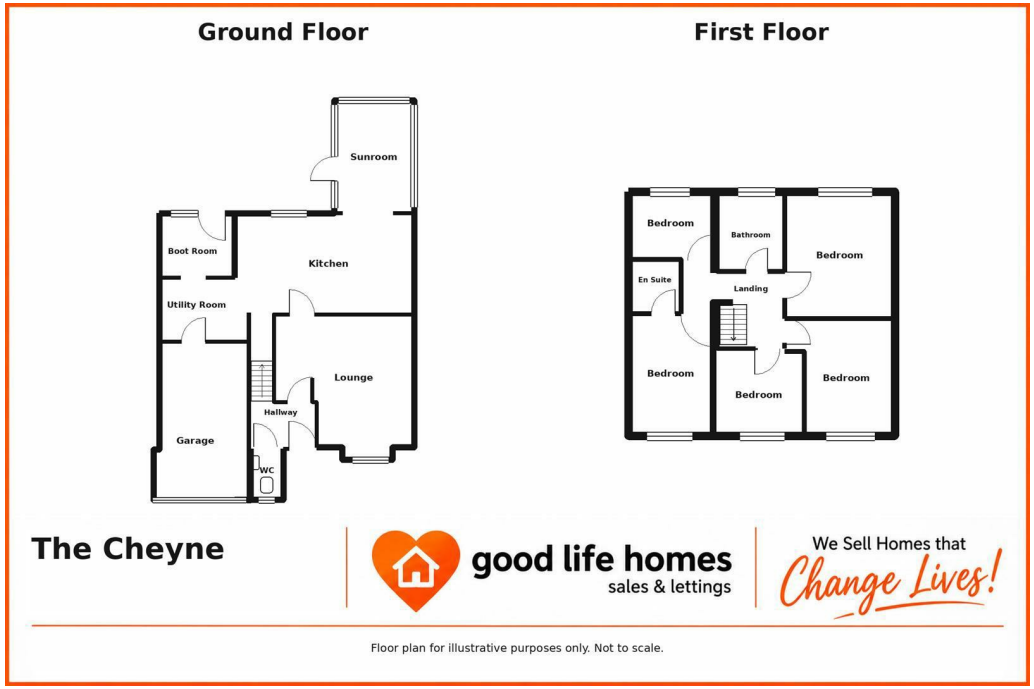

Local Authority
Sunderland

Council Tax Band
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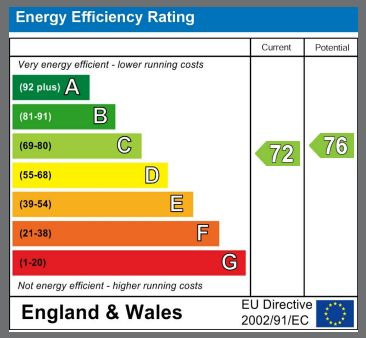



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements







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