

Regent Terrace
Grangetown
Sunderland
SR2 9QN



Regent Terrace

£85,000

INTRODUCTION

BEAUTIFULLY PRESENTED & MODERNISED 2 BEDROOM MID TERRACE COTTAGE ALL ON ONE LEVEL - STYLISH KITCHEN & BATHROOM - UPVC DOUBLE GLAZING, GAS CENTRAL HEATING WITH RECENT BOILER - DESIGNER STYLE KITCHEN - REAR COURTYARD WITH VEHICLE ACCESS DOOR - READY TO MOVE INTO - CLOSE TO GRANGETOWN SHOPPING ...

ENTRANCE HALL

Entrance via uPVC double-glazed door. Laminate wood-effect flooring, radiator, modern electric consumer unit, electric meter and gas meter. Loft hatching providing loft hatch to the loft. 2 doors leading off, 1 to lounge and 1 to bedroom 2.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the court yard. As can be seen in the photographs, this is large enough accommodate a bed but is good size single bedroom also.

LOUNGE

Laminate wood-effect flooring, radiator, wall mounted electric fire, rear facing white uPVC double-glazed window. Door leading off to kitchen, double doors leading off to bedroom 1.

BEDROOM 1

Large double bedroom

Carpet flooring, fitted wardrobes to 1 wall providing a very good degree of storage and hanging space, front facing white uPVC double-glazed bow window. Double doors leading back through into lounge.

KITCHEN

Laminate wood-effect flooring, radiator, stylish modern fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting modern laminate wood-effect work surface. Granite style sink with bowl and a half, single drainer and monobloc tap. Space for tall fridge/freezer, space and plumbing for a washing machine, integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish. White uPVC double-glazed window facing onto rear yard, radiator. Door leading off to lounge, open plan doorway leading to rear lobby.

REAR LOBBY

Laminate wood-effect flooring, wall mounted modern Combi boiler, white uPVC double-glazed door leading out to rear courtyard. Door leading off to bathroom.

BATHROOM

Laminate wood-effect flooring, chrome towel heater style radiator, white uPVC double-glazed window with privacy glass facing onto rear yard. White bathroom suite comprising of toilet with low level cistern, sink with chrome and vanity unit beneath, p-shaped bath with glass shower screen over and shower fed from the main combi boiler system comprising fixed overhead shower and separate handheld shower, separate chrome bath taps. The walls are finished in a uPVC cladding which extended to the ceiling.

EXTERNALLY

Generous rear yard with manual roller shutter door providing vehicle access if required.

GENERAL

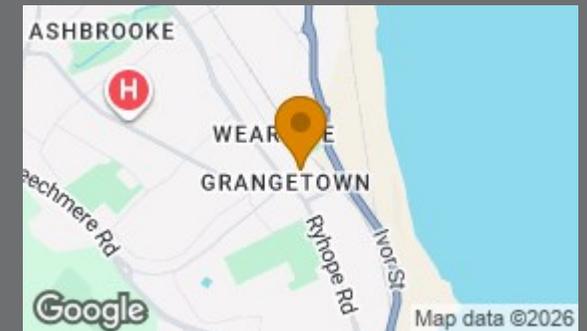
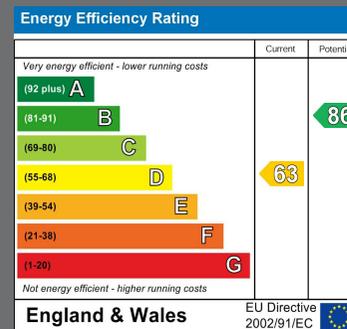
The property has had a new roof at some time, the current roof is not the original roof, and a roof window has been put into the roof to provide the potential for future conversion subject to normal permissions etc etc.

Please note, the flat roof on the rear extension has also been replaced in last year or so.



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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