

**To buy**

1 bed bungalow to buy in SR3

Copley Drive, Sunderland, Tyne and Wear,
SR3 1PQ

£180,000

 x1  x2  x1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Semi-detached
- ✓ Potential for a large Master suite
- ✓ Multi level garden
- ✓ Garage and large driveway
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A unique and versatile one-bedroom semi-detached bungalow, benefiting from a substantial loft conversion providing two additional rooms and a separate shower room which could be converted into a stunning large Master suite to provide extra bedroom space.

This interesting property offers significantly more accommodation than may initially be expected, making it an excellent opportunity for buyers seeking flexible living space without the expense and maintenance associated with a larger traditional house. Beautifully decorated and modernised throughout, this property must be seen to be appreciated.

The ground floor comprises a welcoming entrance including both tiled porch and separate hallway, a large light and airy living room, a well-proportioned modern kitchen with fully integrated appliances including Fridge-freezer, washing machine, oven and hob, a very bright generous sized double bedroom looking out onto the garden, together with a modern bathroom fully equipped with a four piece suite and wall and floor tiles.

A particular feature of the property is the substantial loft conversion which comes as an added bonus, providing two additional rooms and a shower room. This versatile upper-floor space offers a multitude of potential uses and could comfortably accommodate a large master suite, home-working space, hobbies, teenage/guest accommodation or additional living space, subject to any necessary consents and regulations.

The property therefore offers an appealing combination of single-level bungalow living with the considerable benefit of additional accommodation over two floors.

Externally, the property benefits from a beautiful multi level garden with several patio areas to sit and enjoy the sunshine. The property also comes with garage and multi car driveway. The property occupies an established residential position on Copley Drive at the end of a quite cul-de-sac, with convenient access to local amenities, schools, transport links and the wider surrounding area.

Council Tax Band: C

Tenure: Freehold

Price: £180,000

Property Type: Bungalow

Parking: Driveway & Garage

Heating: Gas

External



Porch

1.88m x 1.29m (6'2" x 4'2")



Hall

2.26m x 1.40m (7'4" x 4'7")



Living Room

4.88m x 3.67m (16'0" x 12'0")



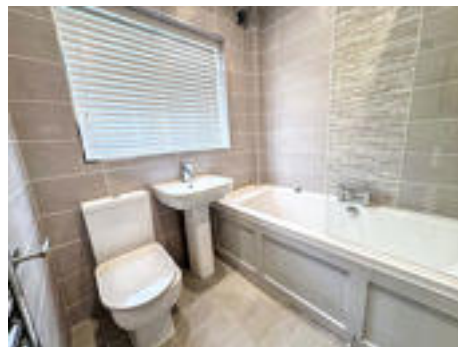
Kitchen

3.25m x 2.26m (10'7" x 7'4")



Bathroom

2.17m x 1.87m (7'1" x 6'1")



Master Bedroom

4.63m x 2.73m (15'2" x 8'11")



Garden room

3.19m x 2.87m (10'5" x 9'4")



Study / potential bedroom

3.39m x 2.87m (11'1" x 9'4")



Office/ Potential bedroom

3.52m x 2.52m (11'6" x 8'3")



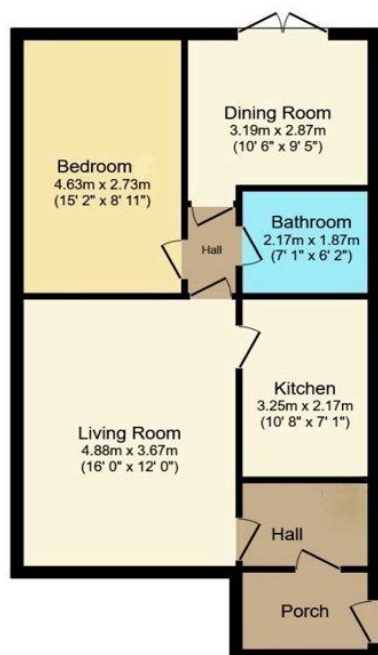
shower room

1.64m x 1.79m (5'4" x 5'10")

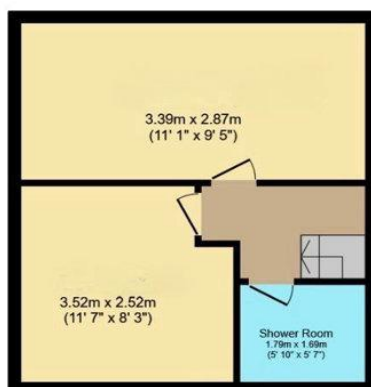


Garden





Ground Floor



First Floor

Total floor area: 99.4 sq.m. (1,069 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Copley Drive, Sunderland, Tyne and Wear, SR3 1PQ

Contact your local branch today for more information on this property:

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