

3 bed semi-detached house to buy in SR3

Shalcombe Close, Broadway Grange , Sunderland, Tyne and Wear, SR3 2EP

£219,500

x 3 x 1 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- 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

Pattinson Estate Agents are delighted to welcome to the market this impressively presented semi detached family home, which boasts three bedrooms and spacious living accomodation throughout. It is located on the desirable estate of Shalcome Close, Broadway Grange, Sunderland. Perfectly positioned on a generous plot, located within easy access of local shops and other amenities, sought after schools, good transport links and great major road links.

This immaculate home is spacious throughout briefly comprises of: Entrance/hallway, lounge, utility room, open plan kitchen/dining room/lounge area with french doors leading to a good sized garden. To the first floor lies 3 bedrooms, a three piece family bathroom, a loft space with ladder access. Externally their is a garden to the rear of the property, a three car driveway and garage to the front.

Early viewings come highly recommended to appreciate the size, standard and location of this property. Please call our Sunderland branch to arrange a viewing on 0191 5143929.

Council Tax Band: C

Tenure: Freehold

Length of Lease: 62

Price: £219,500

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Air conditioning: No

External Front

Externally to the front there is a paved driveway with parking space for 3 cars, along with a garage.



Living Room

4.27m x 4.77m (14'0" x 15'7")

Spacious living room electric feature fire, laminate flooring and a double glazed front aspect window. The living room gives access to the open plan kitchen/diner/lounge area to the rear of the property and also stairs leading to the first floor.



Kitchen

3.03m x 2.53m (9'11" x 8'3")

Open plan kitchen/diner benefiting from a range of upper and lower units with work surfaces, sink unit, oven. Mixture of tiled and laminate flooring, rear aspect double glazed window, door leading on to utility room.



Open plan Dining/Lounge Area

6.77m x 2.43m (22'2" x 7'11")

Open plan Dining/lounge area with laminate flooring, rear double glazed windows and french doors leading to the rear garden.



Utility Room

1.10m x 0.70m (3'7" x 2'3")

The utility room has fitted upper and lower units with work tops, plumbing for a washing machine and space for a dryer. Tiled flooring, double glazed window and a external door leading to the rear garden.



Bedroom 1

3.35m x 2.71m (10'11" x 8'10")

Double bedroom with fitted wardrobes, laminate flooring, a radiator and a double gazed front aspect window.



Bedroom 2

3.44m x 2.84m (11'3" x 9'3")

Double bedroom with fitted wardrobes, carpet flooring, a radiator and a double gazed rear aspect window.



Bedroom 3

2.45m x 2.01m (8'0" x 6'7")

Bedroom with laminate flooring, a radiator and a double gazed front aspect window.



External Rear

Externally to the rear there is a good sized garden with grass and paved area.

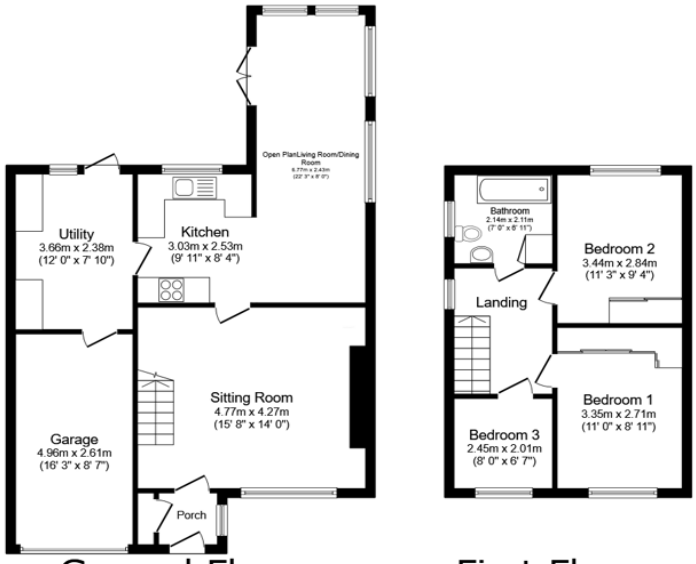


Bathroom

2.14m x 2.15m (7'0" x 7'0")

Three piece bathroom suite, bath with an overhead shower, hand wash basin and W.C. Tiled flooring and walls and a double glazed rear aspect window.





Ground Floor

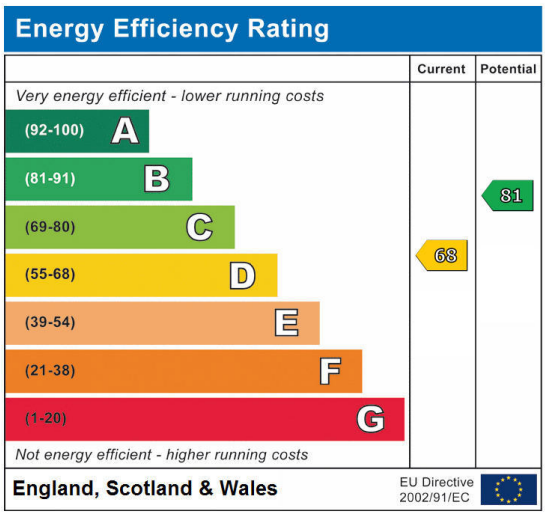
Floor area 72.6 m² (781 sq.ft.)

First Floor

Floor area 37.4 m² (403 sq.ft.)

TOTAL: 110.0 m² (1,184 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



Shalcombe Close, Broadway Grange , Sunderland, Tyne and Wear, SR3 2EP

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

51 Fawcett Street, Sunderland, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk

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