

2 bed semi-detached house to buy in SR2

Linskill, Sunderland, Tyne and Wear, SR2 0EP

£164,950

x 2 x 2 x 1

Tenure

Freehold

Driveway parking

Garden

Property features

- Semi-Detached Family Home
- Loft Space With An En-suite
- Two Double Bedrooms
- Driveway
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Air Source Heat Pump

Arrange a viewing

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Houghton

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- Flexible viewing slots
- Accompanied viewings

Description

SEMI-DETACHED FAMILY HOMETWO DOUBLE BEDROOMS**LOFT SPACE WITH EN-SUITE ACESSED VIA A STAIRCASE**SOUTH/WEST FACING GARDEN**POPULAR LOCATION**

Pattinson Estate Agents are delighted to welcome to the market this impressive semi-detached home, boasting two double bedrooms and additional loft spaces with and en-suite accessed via a separate staircase. Situated in a popular area in Sunderland, the property is within close proximity to local shops and a range of everyday amenities, excellent public transport and major road links via the A19. Also within walking distance of an array of popular schools and Ryhope beach, as well as being a short drive from Sunderland University, Hospital and City Centre.

This well presented family home is spacious throughout and briefly comprises:- Entrance/hallway, open-plan lounge/dining room featuring a log burner, spacious kitchen and utility area. To the first floor are two double bedrooms, a versatile room with a staircase leading to the loft space, and a three piece family bathroom. The loft space further benefits from an en-suite and two Velux windows. Externally, to the front there is a low maintenance garden and gated driveway, to the rear lies a private South facing garden, which has the benefit of not being overlooked.

Early viewing comes highly recommended to fully appreciate the standard and size of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £164,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Air Source Heat Pump

Entrance/Hallway

Property entrance leading to the hallway, which has laminate flooring, a radiator and an under stair storage cupboard.



Lounge/Dining Room

8.69m x 3.68m (28'6" x 12'0")

Open plan lounge/diner featuring a log burner and characterful wooden beam, carpeted flooring to the lounge area and laminate flooring to the dining section, two radiators, a front aspect double glazed bow window and an external door providing access to the rear garden.



Kitchen

2.86m x 3.58m (9'4" x 11'8")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a composite sink unit, plumbing for a washing machine and an integrated oven with a 5 burner gas hob. Laminate flooring, tiled splash back, a storage cupboard, radiator, double glazed font aspect window and an external door leading to the rear garden.



Utility

2.79m x 3.73m (9'1" x 12'2")

The utility has plumbing for a washing machine, space for a dryer, fitted upper and lower units. Vinyl flooring, a radiator, double glazed front aspect window and an external door leading to the front of the property.

Bedroom One

3.21m x 3.16m (10'6" x 10'4")

Double bedroom with laminate flooring, fitted wardrobes, a radiator and a double glazed rear aspect window.



Bedroom Two

3.50m x 2.73m (11'5" x 8'11")

Double bedroom with carpet flooring, fitted wardrobes, a radiator and a double glazed front aspect window.



Study/Office

2.49m x 2.65m (8'2" x 8'8")

A versatile room currently used as a walk-in wardrobe has carpet flooring and a double glazed front aspect window. This room also has a separate staircase leading to the loft space.



Bathroom

1.73m x 1.81m (5'8" x 5'11")

Three piece bath benefiting from a panelled bath with an overhead shower, WC and a hand wash basin with vanity draws, Tiled flooring, tiled walls, a heated towel rail and a double glazed rear aspect window.



Loft Space

3.70m x 5.09m (12'1" x 16'8")

The loft space has an en-suite, carpet flooring, radiator, storage cupboards and two Velux windows



En-suite

1.84m x 1.70m (6'0" x 5'6")

Convenient en-suite with walk-in shower. WC and a hand wash basin. As well as laminate flooring and a Velux window.



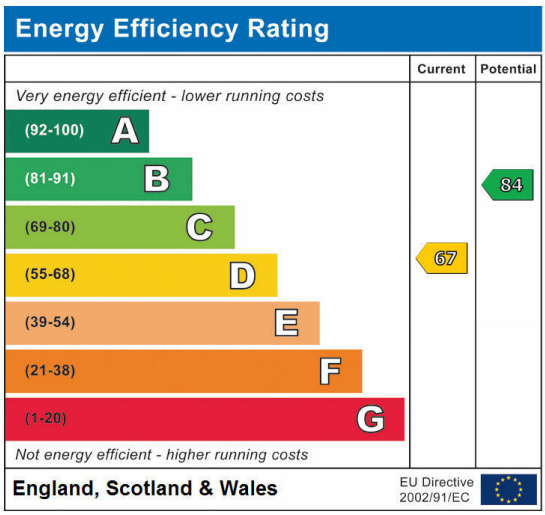
External

Externally, to the front there is low maintenance garden with a gated driveway. To the rear lies a private South/West facing garden which has the benefit of not being over looked.





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



Linskill, Sunderland, Tyne and Wear, SR2 0EP

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

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