



7 Scarborough Road, Sunderland, SR3 1LD
£159,995

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this impressive semi detached house located in a popular area with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern style dining kitchen plus contemporary bathroom. Items of note include internal oak veneer doors, French doors to the rear plus wardrobes to bedroom 3. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge and dining kitchen. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens to the front and rear with lawns and decking area. There is driveway parking for a number of cars plus garage with power, lights and remote controlled door.

Tenure - Freehold
Council tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With timber flooring. Access to store.

Lounge 15'10"(max) x 14'7"(max) (4.85m(max) x 4.46m(max))

With timber flooring and blinds.

Dining Kitchen 14'7" x 8'1" (4.46m x 2.48m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With cooker and hood, floor tiling plus access to store. French doors leading to the rear garden.

FIRST FLOOR

Landing

With carpets and blinds.

Bedroom 1 14'1" x 8'3" (4.30m x 2.54m)

With carpets and blinds.

Bedroom 2 9'11" x 8'3" (3.04m x 2.54m)

With carpets and blinds.

Bedroom 3 9'11"(max) x 5'11"(max) (3.03m(max) x 1.81m(max))

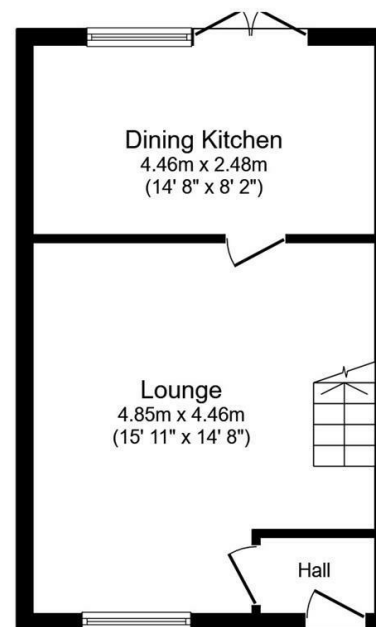
With wardrobes, carpets, recessed spot lights and blinds. Access to airing cupboard.

Bathroom 6'2" x 5'10" (1.90m x 1.79m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling and chrome ladder radiator.

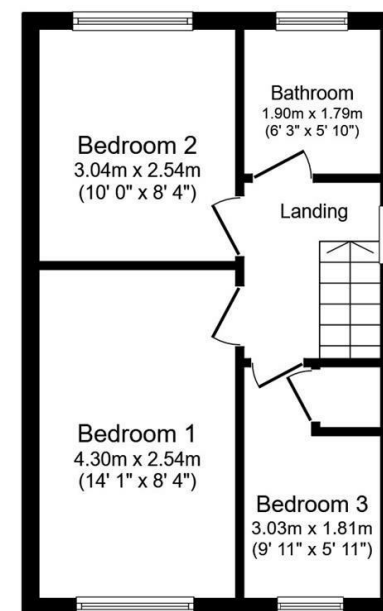
EXTERNAL

The property benefits from well presented gardens to the front and rear with lawns and decking area. There is driveway parking for a number of cars plus garage with power, lights and remote controlled door.



Ground Floor

Floor area 33.1 sq.m. (357 sq.ft.)



First Floor

Floor area 33.2 sq.m. (357 sq.ft.)

Total floor area: 66.3 sq.m. (714 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

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