Leechmere Road

Grangetown

Sunderland

SR2 9NF









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Leechmere Road

Asking Price £120,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this two double bedroom end-link home on Leechmere Road, Grangetown. In the same family ownership for many years, the property offers a spacious lounge, a 15 ft dining kitchen and a rear conservatory overlooking a lovely established garden.

ENTRANCE HALL

Steps lead to a uPVC double-glazed entrance door opening into the hallway. Carpet flooring, radiator, electric meter and fuse box, wall-mounted thermostat and a side-facing white uPVC double-glazed window. Carpeted stairs lead to the first floor and a partially glazed door opens into the lounge.

LOUNGE

13'10 x 12'1

A spacious lounge with carpet flooring, double radiator and a front-facing white uPVC double-glazed window overlooking the front garden. A feature fire surround with marble hearth and back incorporates a coal-effect gas fire. An understairs cupboard provides useful storage and houses the gas combination boiler. A partially glazed door leads to the dining kitchen.

DINING KITCHEN

15'0 x 8'2

The dining area has carpet flooring, a large double radiator, a side-facing white uPVC double-glazed window and a built-in storage cupboard. It is open plan to the kitchen, which has wood-effect laminate flooring and a range of wall and floor units in an oak finish with complementary laminate work surfaces. A stainless steel single-bowl sink with single drainer and monobloc tap is fitted, together with a recently replaced integrated electric oven and four-ring gas hob. There is space for a fridge freezer and washing machine. A rear-facing white uPVC double-glazed window looks partly towards the conservatory.

CONSERVATORY
9'7 x 7'0
Positioned to the rear, the conservatory has tile-effect vinyl flooring, an opaque polycarbonate roof and white uPVC double-glazed windows. A white uPVC double-glazed sliding door opens onto steps leading down to the rear garden, with lovely views over the garden plot.

FIRST FLOOR LANDING
Carpeted stairs lead to the landing, which has a side-facing white uPVC double-glazed window and a loft hatch. Three doors lead to the two bedrooms and shower room.

BEDROOM 1
12'0 x 10'10
A double bedroom with carpet flooring, double radiator and a front-facing white uPVC double-glazed window. Two fitted wardrobes and a built-in cupboard provide useful storage.

BEDROOM 2
10'4 x 9'0
A second double bedroom with carpet flooring, double radiator and a rear-facing white uPVC double-glazed window enjoying lovely views over the gardens.

SHOWER ROOM
7'2 x 5'7
Carpet flooring, double radiator and a side-facing white uPVC double-glazed window with privacy glass. A large corner quadrant shower enclosure has a sliding glass door and electric shower. The basin and WC are set into matching fitted furniture, with storage beneath the basin and a concealed cistern with push-button flush. Ceramic wall tiling incorporates a decorative border.

EXTERNALLY
Front and driveway - A block-paved driveway provides parking for at least one vehicle. Steps lead to the entrance, and a gate provides side access to the rear garden.
Rear garden - A lovely established garden with a paved patio, lawn, mature trees and a garden shed/summerhouse. Steps connect the garden to the conservatory, and perimeter fencing provides a good degree of privacy.

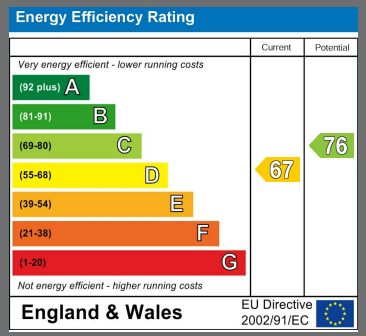






Local Authority
Sunderland

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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