Winalot Avenue

Grangetown
Sunderland
SR2 9PL









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Winalot Avenue

£175,000

INTRODUCTION
SEMI - DETACHED BUNGALOW - 2 DOUBLE BEDROOMS - 2 RECEPTION ROOMS - UPVC DOUBLE GLAZING - POTENTIAL FOR DRIVEWAY TO FRONT- SMALL LOW MAINTENANCE REAR GARDEN - NO CHAIN ...

ENTRANCE PORCH
Entrance via white uPVC double-glazed door, white uPVC doublle-glazed windows, tiled flooring. White uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL
Measurements taken at widest points
Laminate wood-effect flooring, radiator, stripped back (to original) doors leading to 2 bedrooms and 2 reception rooms and the kitchen depending on how the new owners would like to use the property .

RECEPTION ROOM 1
Lovely spacious front facing.
White uPVC double-glazed bay window, large double radiator, feature fire surround in a wood-effect finish with granite hearth and built in electric fire. This is a lovely size room which should be large enough to accommodate most arrangements of furniture.

RECEPTION ROOM 2
Laminate wood-effect flooring, double radiator, fire surround with electric fire, white uPVC double-glazed patio doors leading out to steps which lead down to the rear garden, with uPVC windows either side. This is also a good size room.

BEDROOM 2
Carpet flooring, radiator, side facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 1
Double bedroom.
Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space with matching drawers.

KITCHEN
The room is L shaped and measurements taken at widest points.

Tiled flooring, double radiator, fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surface, space and plumbing for a gas cooker, space for tall fridge/freezer, space and plumbing for a washing machine, built in cupboard housing the combi boiler, white uPVC double-glazed window and white uPVC double-glazed door leading out to rear garden, door leading off to bathroom.

BATHROOM
Tiled flooring, double radiator, 2 rear facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome taps, large double walk in shower cubicle with shower fed from the main combi boiler system comprising of fixed overhead shower and separate hand held shower. The area around the shower is finished in a stylish marble effect uPVC wall panels. The remainder of the bathroom is finished in ceramic tile.

EXTERNALLY
Property is situated in a quiet Cul de sac with parking to the front on street and potential to create driveway





WINALOT AVENUE
GRANGETOWN - SR2

A one-level versatile 2 double bedroom, 2 reception room bungalow in a great location offering good value and requiring a little updating, mostly cosmetic.

- SEMI DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- NO CHAIN

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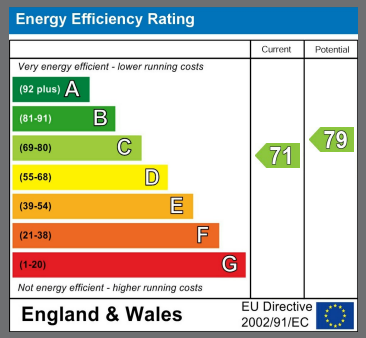






Local Authority
Sunderland

Council Tax Band
C





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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