

Wellands Lane
Whitburn
Sunderland
SR6 7NP



Wellands Lane

£215,000

INTRODUCTION

3 BEDROOM SEMI-DETACHED - SUPERB LOCATION OVERLOOKING RURAL COUNTRYSIDE - MODERNISED AND UPDATED CONSIDERABLY - EXTENSIVE BLOCK PAVED FRONTAGE - GENEROUS REAR GARDEN PLOT - READY TO MOVE INTO ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, carpeted stairs to first floor landing. 2 doors leading off, 1 to dining kitchen and 1 to lounge.

LOUNGE

Lovely size lounge.

Laminate wood-effect flooring running through from the entrance hall, 2 radiators, front facing white uPVC double-glazed window with amazing views over open countryside, rear facing white uPVC double-glazed window, wall mounted electric fire. Wall panelling to one wall creating a lovely feature.

KITCHEN

Laminate wood-effect flooring, radiator, breakfast bar for informal dining, built in cupboard with shelving utilising as a large larder cupboard. Recently installed fitted kitchen with a range of wall and floor units in a white high gloss finish with natural wood work surfaces. Integrated fridge/freezer, integrated electric oven, integrated ceramic hob and feature extractor chimney in stainless steel finish, integrated washing machine, white resin style sink with single bowl, single drainer and Monobloc tap. Rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to the side of the property.

FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window with built in shutters, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Recently renovated, the bathroom is really a lovely feature by any standard.

LVT style laminate wood-effect flooring, chrome towel heater style radiator, 2 white uPVC double-glazed windows, 1 side and 1 rear facing with privacy glass. P-shaped bath with glass shower screen over, shower with fixed overhead and separate handheld facilities, sink built into vanity unit with matching tap to the showerhead, toilet with concealed cistern push button flush. The walls are finished in a quality uPVC cladding with shelving recess for convenience. LED recessed lights to the ceiling.

BEDROOM 1

Measurements do not include depth of fitted wardrobes.

Carpet flooring, radiator, front facing white uPVC double-glazed window with stunning open countryside views. Extensive fitted wardrobes with sliding doors providing a good degree of storage and hanging space.

BEDROOM 3

Currently used as dressing room, this is a good size single bedroom.

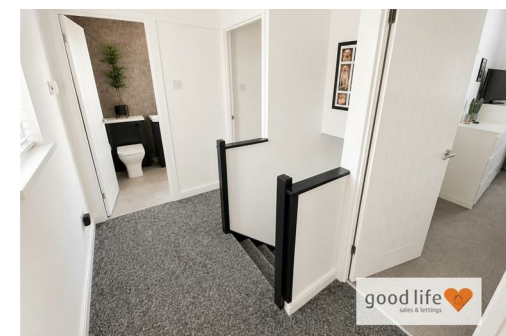
Carpet flooring, radiator, rear facing white uPVC double-glazed window.

BEDROOM 2

Measurements taken at widest points.

Carpet flooring, radiator, front facing white uPVC double-glazed window with fabulous open countryside view. Built in cupboard for storage.

EXTERNALLY



Local Authority
South Tyneside

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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