Plantation Road, Pallion, Sunderland

£149,950

Oscar

This extended four bedroom semi detached family home provides a wonderful and spacious living space, and is situated within this popular and well established residential area, close to many excellent amenities. The internal accommodation comprises:- entrance porch, hall, lounge, kitchen, three first floor double bedrooms, and a bathroom. Plus the added bonus of a loft room with a fixed staircase. Externally there is a front garden with an attached garage and to the rear a garden with a paved patio area. Conveniently situated for excellent amenities including Sunderland Royal Hospital, Sunderland University, Pallion and Millfield Metro stations, including only a few minutes drive from Sunderland City Centre and major road networks.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via composite entrance door.

Entrance Porch
Inner door to hall.

Entrance Hall

Stairs to first floor and door to lounge.

Lounge 13'5" x 13'4"

Double glazed bay window to front, radiator, wood burning stove and door to kitchen.

Kitchen 18'6" x 7'11"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven, electric hob and hood. Space for a fridge freezer and washing machine. Storage cupboard, double radiator and three seater breakfast bar. Double glazed windows to rear and Composite door to rear.

First Floor Landing

Bedroom 1 8'3" x 14'0"

Double glazed window to front and radiator. Open plan into dressing area.

Dressing Area 7'3" x 5'10"

Double glazed window to rear.

Beroom 2 13'11" x 11'8"

Double glazed window to front, double radiator and storage cupboard. Stairs to loft space.

Bedroom 3 9'10" x 9'10"
Double glazed window to rear and radiator.

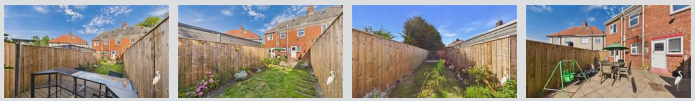
Bathroom

Bath with dual head waterfall shower over, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail, LED touch mirror and double glazed window to rear.

Loft Space

Two Velux windows.

Outside



Gardens to the front with garage whilst to the rear there is lawned gardens patio seating area.

MAIN ROOMS AND DIMENSIONS

Garage 8'7" x 20'1"
Access via electric roller shutter door. Double glazed windows and door to rear garden.

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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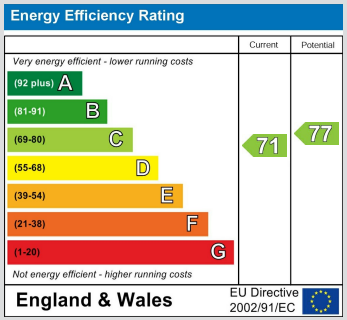
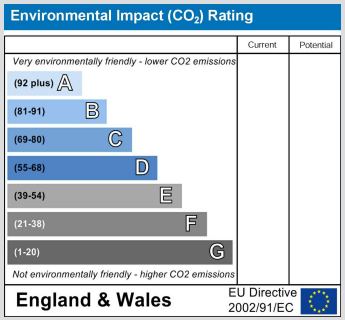
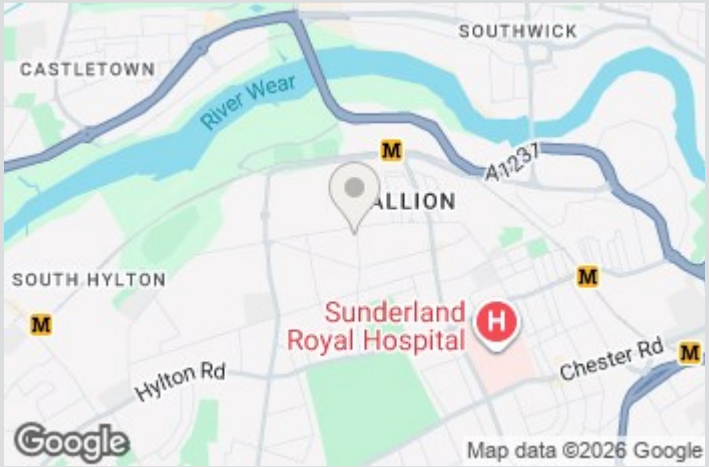
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

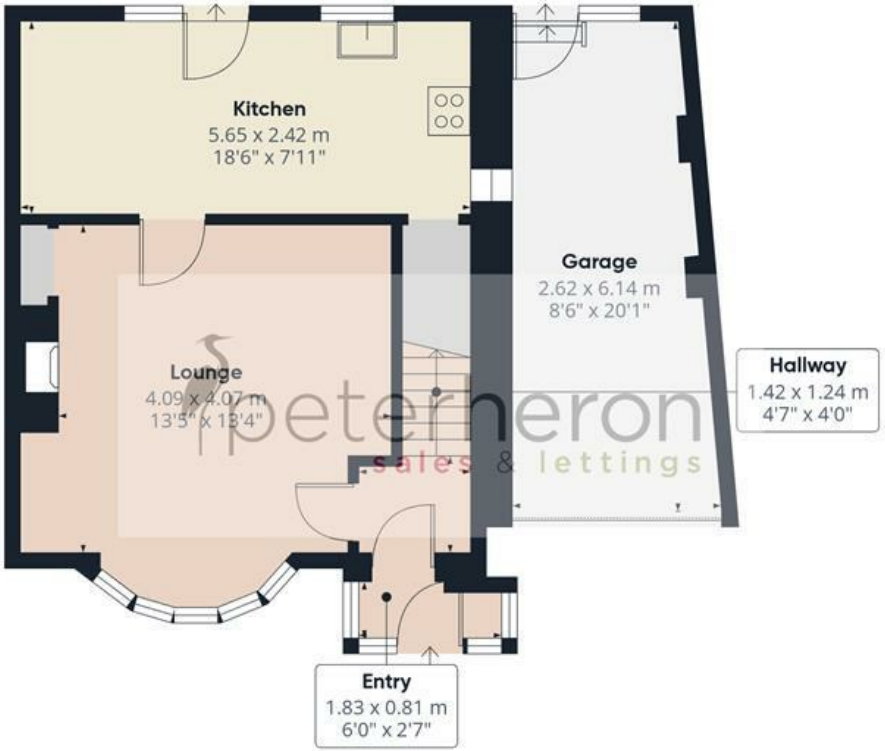
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



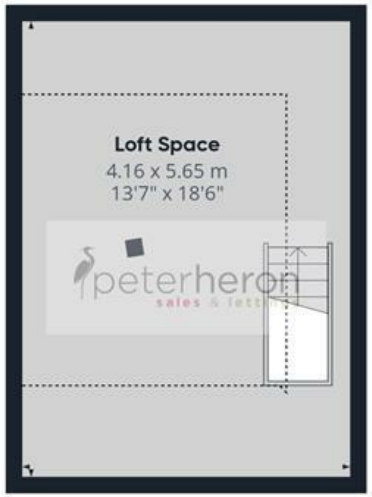






Ground Floor

First Floor



Second Floor

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E

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Approximate total area(1)

123.3 m²

1328 ft²

Reduced headroom

11.1 m²

120 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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