


**Springwell Road**, Springwell, Sunderland

£150,000











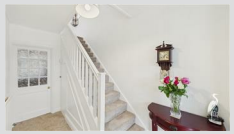
This attractive three bedroom semi detached home is situated within a corner plot on this popular and convenient location. Internally the accommodation includes to the ground floor of a hall, lounge, spacious kitchen/diner, utility, ground floor WC, three first floor bedrooms and a contemporary shower room. Externally there is a driveway to the side with gardens to the front and spacious gardens to the rear. Well placed for shopping facilities and schools, as well as providing excellent connections to Sunderland City Centre and major road links including the A19. No upward chain, early viewing is recommended to avoid appointment.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via Composite entrance door.

**Entrance Porch**
Double glazed window to front radiator and inner door to hall.

**Reception Hall**


Radiator, stairs to first floor with storage under and doors to lounge and kitchen.

**Lounge 15'5" x 15'7"**





Double glazed window to front, two radiators and an electric fireplace.

**Kitchen/Diner 22'1" x 10'3"**

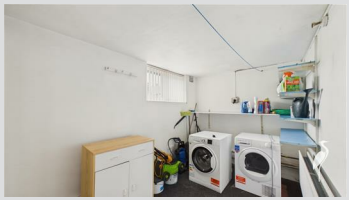






Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for an oven and fridge freezer. Two double glazed windows to rear, radiator and storage cupboard. Double glazed window to rear and radiator. Door to utility.

**Utility 7'0" x 16'0"**




Providing space for washing machine and tumble dryer. Double glazed window and UPVC door to rear and a double radiator. Door to WC.

**Ground Floor WC**



Low level WC.

**First Floor Landing**




Double glazed window to side elevation, storage cupboard and access point to loft.

**Bedroom 1 10'11" x 9'0"**





Double glazed window to rear, built in sliding door wardrobes and radiator.

**Bedroom 2 14'2" x 9'5"**





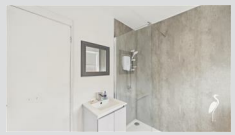
Double glazed window to front, radiator and built in sliding door wardrobes.

**Bedroom 3 9'0" x 9'1"**




Double glazed window to front, radiator, built in wardrobes and storage cupboard.

**Shower Room**





Walk in shower cubicle, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and two double glazed windows.

# MAIN ROOMS AND DIMENSIONS

**Outside**



Gardens to the front with a driveway to the side providing off street parking whilst to the rear there is a garden mainly laid to lawn with apple trees.

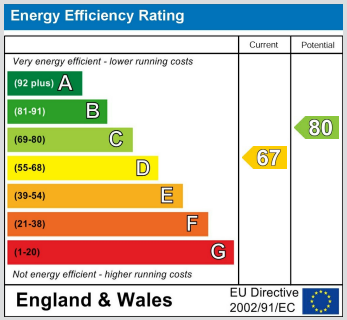
**Council Tax Band**
The Council Tax Band is Band A.

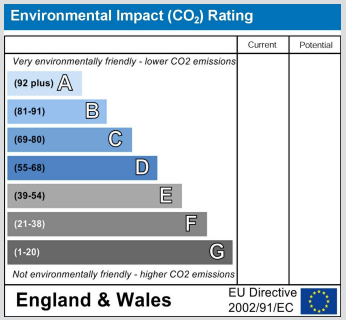
**Tenure Freehold**
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

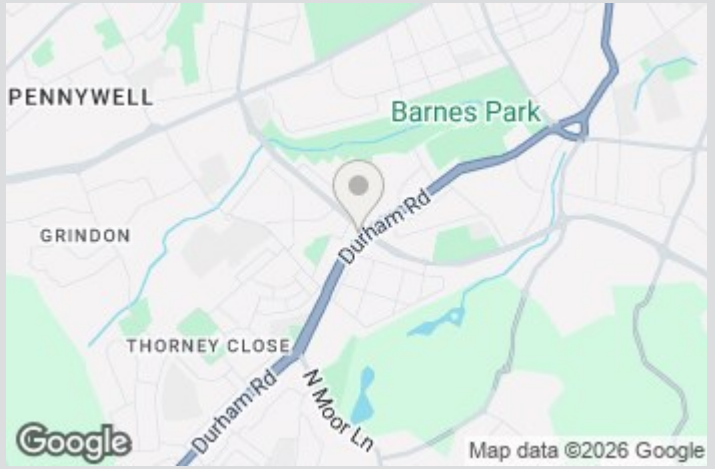
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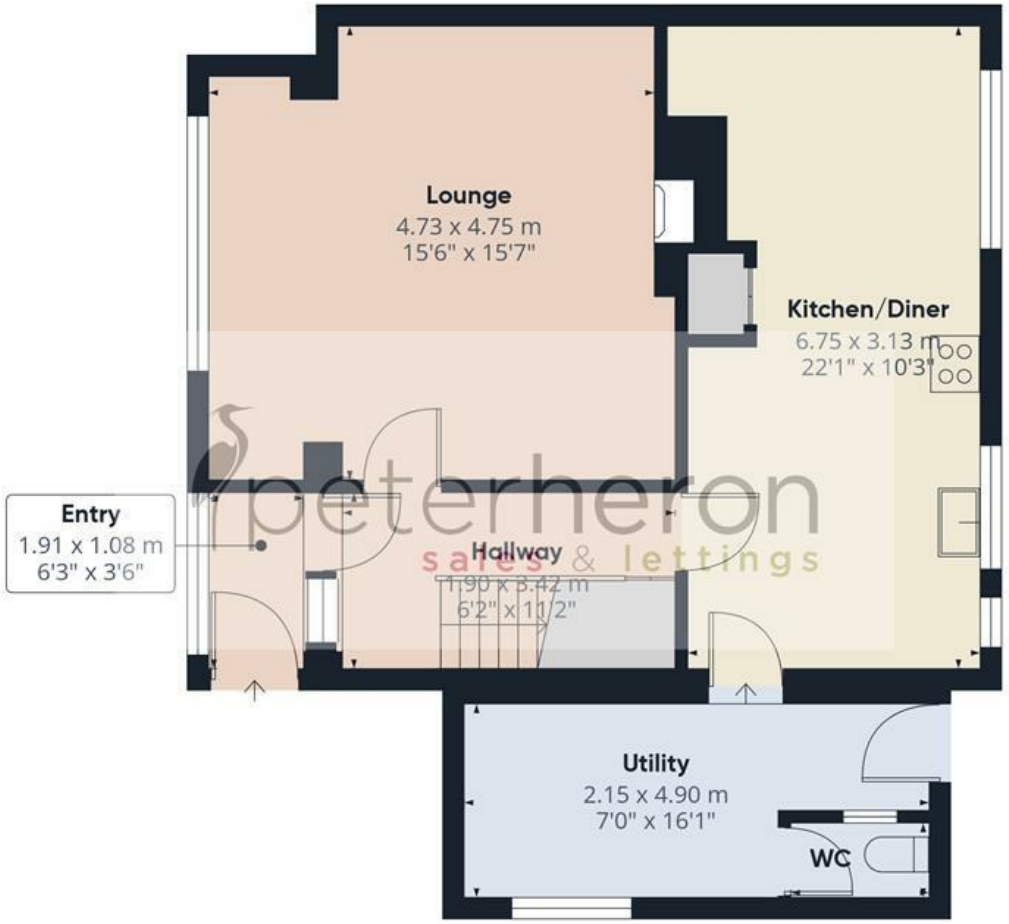
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Ground Floor




First Floor

**Approximate total area**(1)

103.6 m²

1115 ft²

(1) Excluding balconies and terraces

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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