

Nookside, Nookside, Sunderland

Offers over £249,950









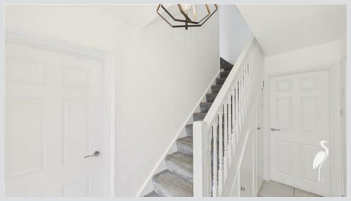


This stunning four bedroom semi-detached home has been extensively extended, remodelled and upgraded to provide an exceptional standard of accommodation. Internally the beautifully appointed interior includes a hall with staircase to the first floor, an attractive lounge with a bay window the front and to the rear there is a fabulous open plan kitchen, dining and family area with French doors to the garden and a vaulted ceiling with Velux windows. The kitchen is fitted with an impressive range of stylish units, an island with a breakfast bar and a selection of integrated appliances. From the kitchen there is access to a useful utility and a cloakroom/wc. Completing the ground floor is a versatile room that could be utilised for a variety of uses, such as a study or play room. On the first floor there are four bedrooms and a luxury family bathroom/wc, with a free standing bath and walk in shower enclosure. Externally there is a generous block-paved driveway to the front, whilst to the rear is a delightful garden, laid mainly to lawn with a superb patio area. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. We highly recommend arranging a detailed inspection to fully appreciate this exceptional home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Reception Hall

Stairs to first floor with storage under and radiator.

Lounge 10'10" x 16'5"




Double glazed bay window to front and double radiator.

Office 9'1" x 9'1"




Double glazed bay window to front and double radiator.

Living/Dining & Kitchen Area 26'8" x 14'11"



Range of modern wall and base units with countertops over incorporating a single bowl inset sink and drainer with mixer tap. Integrated oven with electric hobs, microwave, coffee machine, dishwasher and fridge freezer. Three seater feature breakfasting island. Double glazed window to rear, two Velux windows and radiator. UPVC double glazed French door into rear gardens. Door to utility.

Living Area



Double glazed window to rear and Velux window. Column radiator and double radiator.

Utility 8'11" x 4'0"



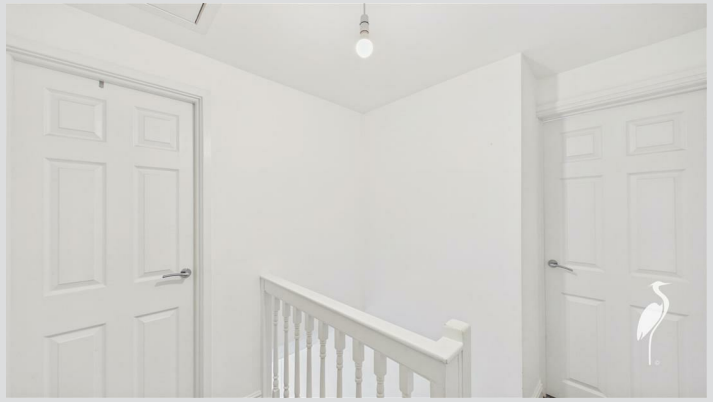
Base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated low level fridge and space provided for a washing machine and tumble dryer. Door to WC.

Ground Floor WC



Low level WC and washbasin set into vanity unit, chrome heated towel rail.

First Floor Landing



Access point to loft.

Bedroom 1 9'0" x 17'4"



Two double glazed windows to front and rear, and double radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'2" x 11'11"




Double glazed bay window to front, double radiator and built in mirrored fronted sliding door wardrobes.

Bedroom 3 9'7" x 9'7"



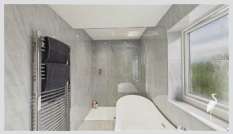

Double glazed window to rear, built in mirrored fronted sliding door wardrobes and double radiator.

Bedroom 4 6'9" x 6'3"



Double glazed window to front and double radiator.

Bathroom





Low level WC with concealed cistern, washbasin set into vanity unit, freestanding bath and walk in waterfall shower, chrome heated towel rail, LED mirror and double glazed windows.

Outside





Generously sized front garden with a large block paved driveway providing off street parking. Attractive rear garden laid mainly to lawn.

Council Tax Band
The Council Tax Band is Band B.

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

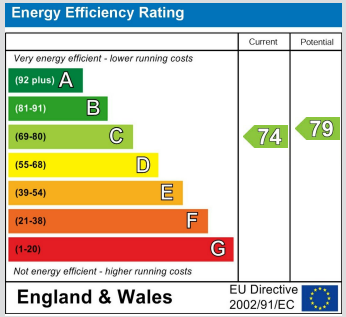
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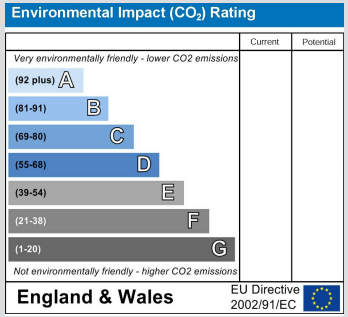
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To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

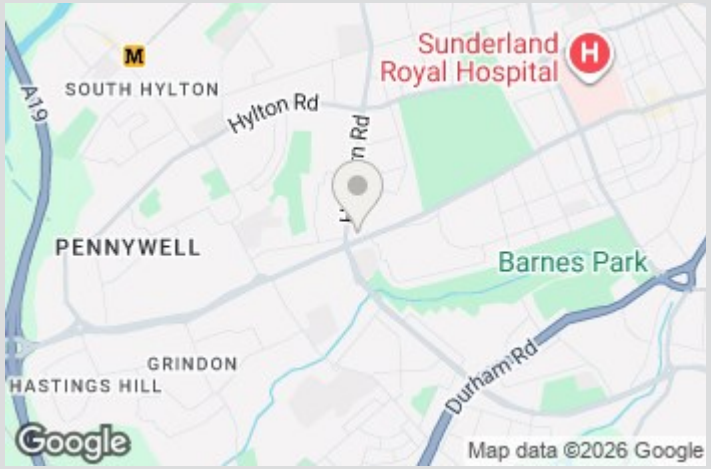
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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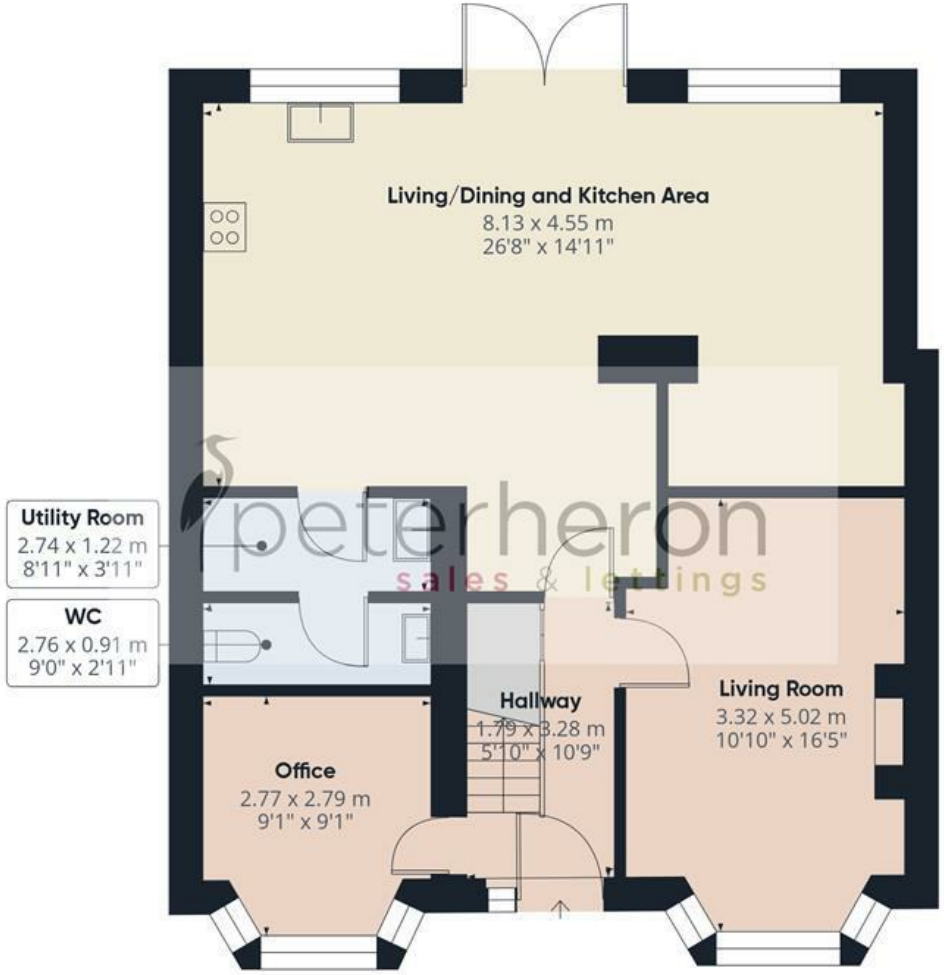
MAIN ROOMS AND DIMENSIONS



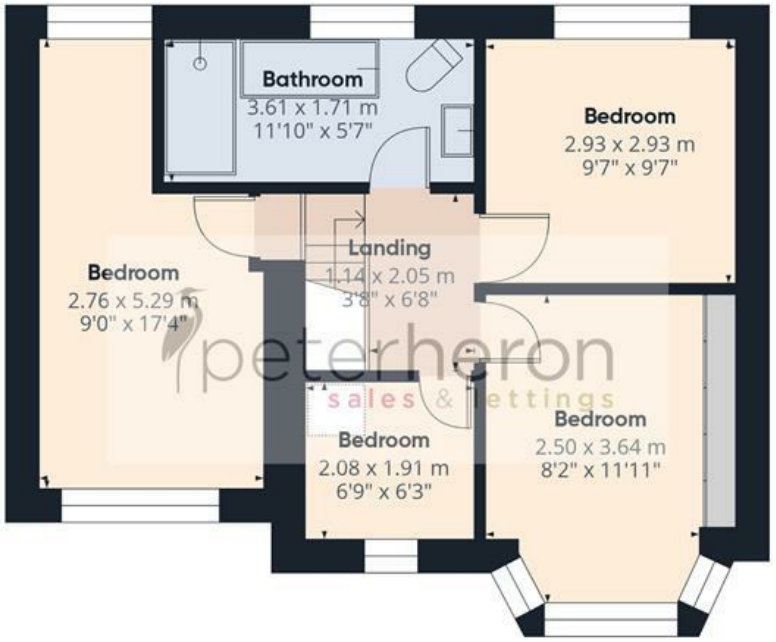




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Ground Floor



First Floor

Approximate total area(1)

117.5 m²

1267 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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