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St. Christophers Road, Elstob Farm, Sunderland

Offers over £239,950











This fabulous three bedroom semi-detached house has been extended and remodelled to provide a most impressive standard of accommodation. Internally comprising to the ground floor of a hall with a cloakroom/wc and staircase to the first floor, lounge to the front and to the rear a superb open plan kitchen / diner and family area. The kitchen is fitted with an excellent range of stylish units, luxury worksurfaces, a feature island with breakfast bar and there are bi-folding doors to the rear garden. To the first floor there are three bedrooms and an excellent modern family bathroom/wc with a shower cubicle. Externally to the front of the house there is a driveway providing off street parking, a single garage and a landscaped low maintenance garden to the rear. This popular and convenient location is ideally placed for local amenities, shopping facilities and schools as well as offering excellent transport links to surrounding areas. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Reception Hall



Stairs to first floor with storage under.

Lounge



Double glazed bay window to front elevation, double radiator, under floor heating and feature alcove walls with lighting.

Kitchen/Diner



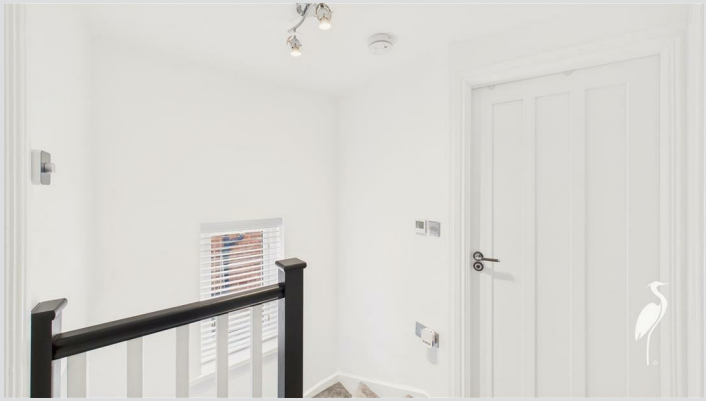
Range of modern wall and base units with countertops over incorporating 1 1/2 bowl under mount sink and drainer with mixer tap. Integrated oven and electric hob, microwave, fridge freezer, wine fridge and dishwasher. Radiator, electric fire and double glazed bi-folding doors to rear.

Cloakroom/WC



Low level WC and washbasin.

First Floor Landing



Double glazed window to side elevation.

Bedroom 1



Double glazed bay window to front elevation, double radiator and built in wardrobes.

Bedroom 2



Double glazed window to rear elevation and rouble radiator.

Bedroom 3



Double glazed window to front elevation, radiator and storage cupboard. Access point to loft.

MAIN ROOMS AND DIMENSIONS

Bathroom




Low level WC, washbasin set into vanity unit, freestanding bath and shower cubicle with waterfall shower, chrome heated towel rail, under floor heating and double glazed window to rear elevation.

Outside






Garden to the front with driveway providing off street parking whilst to the rear a generous south facing garden with artificial lawn and block paved seating area.

Council Tax Band
The Council Tax Band is Band C.

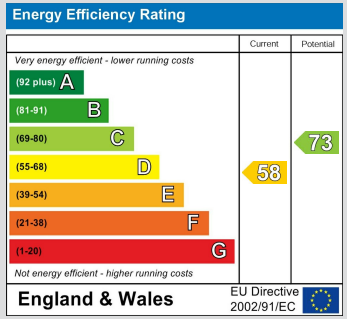
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

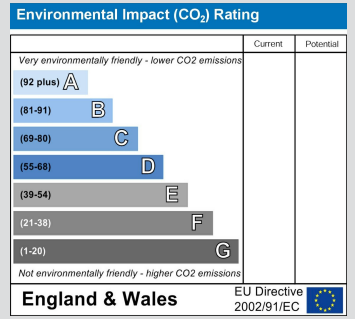
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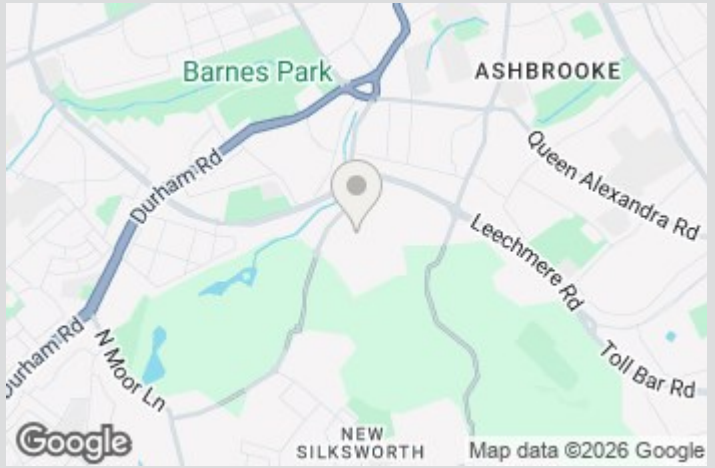
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

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







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Ground Floor



First Floor

Approximate total area(1)

90.1 m²

971 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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