

Durham Road, Humbledon, Sunderland £199,950











A spacious three bedroom semi-detached house with a generous rear garden within this ever popular location, available for sale with no upper chain involved. Internally the accommodation on the ground floor includes a reception hall with staircase to the first floor, two well-proportioned reception rooms, kitchen and a conservatory. To the first floor there are three bedrooms and a family bathroom/wc. This location is ideal for access to local amenities, shops and schools as well as offering excellent connections to Sunderland City Centre and major road links. Early viewing is essential to appreciate the location, garden and potential this superb home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via wooden entrance door.

Reception Hall



Double glazed window to side, stairs to first floor with storage under and radiator.

Lounge 13'8" x 12'9"




Double glazed bay window to front elevation, feature fireplace and radiator. Double sliding doors to dining room.

Dining Room 13'7" x 11'1"





Double glazed bay window to rear and radiator. Door to Kitchen.

Kitchen 5'11" x 15'1"





Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for a fridge freezer and washing machine. 2x radiators, storage cupboard. Double glazed window rear and UPVC door to conservatory.

Conservatory 6'6" x 12'2"




Double glazed windows and UPVC door to rear. Radiator.

First Floor Landing



Double glazed window to side and radiator.

Bedroom 1 9'10" x 13'0"




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

Bedroom 2 10'7" x 11'1"




Double glazed window rear, 2x storage cupboards and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'10" x 7'4"



Double glazed window to front elevation and radiator.

Bathroom





Low level WC, washbasin and bath with shower over, 2x double glazed windows rear and radiator.

Outside







Generously sized rear garden with lawned and block paved areas benefitting from a shed and an electric roller shutter providing off street parking. Attractive front garden laid mainly to lawn with a block paved walkway.

Council Tax Band
The Council Tax Band is Band C.

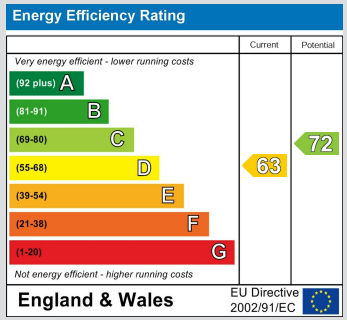
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

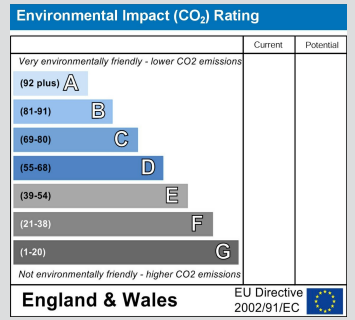
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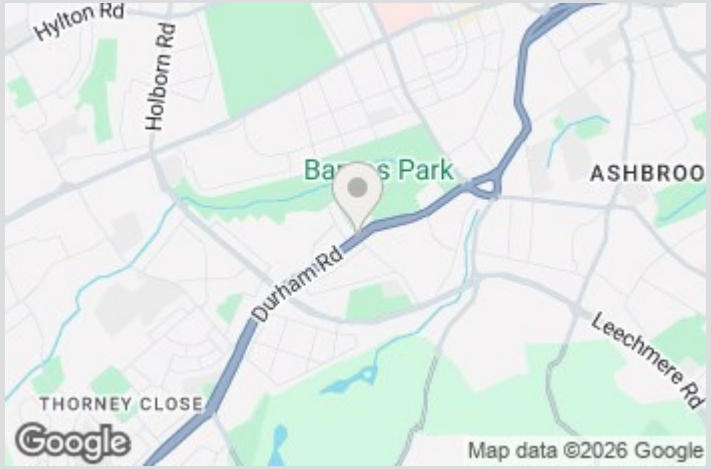
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Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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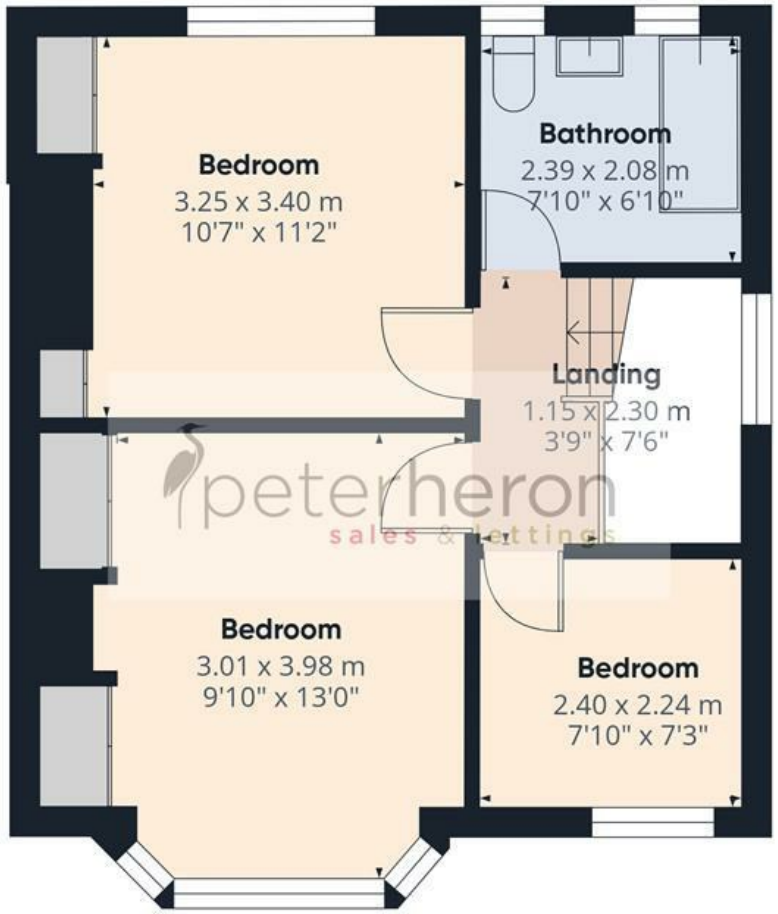


MAIN ROOMS AND DIMENSIONS





Ground Floor



First Floor



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Approximate total area(1)

93 m²

1001 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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