Marlesford Close

Moorside

Sunderland

SR3 2QW









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Marlesford Close

£95,000

INTRODUCTION
TWO BEDROOM GROUND FLOOR FLAT - BEAUTIFULLY RENOVATED THROUGHOUT - STYLISH INTERIOR READY TO MOVE INTO - TWO WELL PROPORTIONED BEDROOMS - MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES - CONTEMPORARY SHOWER ROOM - BEAUTIFULLY LANDSCAPED PRIVATE REAR GARDEN - SINGLE GARAGE IN NEARBY BLOCK - AMPLE ON STREET PARKING

EXTERNAL FRONT
The property occupies a pleasant position with ample on-street parking and a well-maintained lawned garden to the front. A white UPVC double-glazed entrance door provides access to the entrance porch.

ENTRANCE PORCH
Finished with laminate wood-effect flooring and featuring a partially glazed internal door leading into the lounge.

LOUNGE
A lovely-sized and naturally light reception room with laminate wood-effect flooring, a large double radiator and an almost floor-to-ceiling front-facing white UPVC double-glazed window enjoying a pleasant outlook. A partially glazed door leads into the kitchen, while an open-plan inner lobby provides access to both bedrooms and the shower room.

INNER LOBBY
With a continuation of the laminate wood-effect flooring and doors leading to both bedrooms and the shower room.

BEDROOM 1
Measurements taken at widest points. A well-proportioned double bedroom with laminate wood-effect flooring, radiator and a front-facing white UPVC double-glazed window.

BEDROOM 2
A second well-proportioned bedroom with laminate wood-effect flooring, radiator and a rear-facing white UPVC double-glazed window enjoying lovely views across the garden. Two built-in cupboards provide useful storage, with one also housing the modern combination boiler.

SHOWER ROOM
A stylish modern shower room with laminate tile-effect flooring, chrome ladder-style radiator and a rear-facing white UPVC double-glazed window with privacy glass. The suite comprises a WC and hand basin incorporated within a combined vanity unit with concealed cistern, push-button flush and chrome tap, together with a corner quadrant shower enclosure. The shower is supplied from the mains combination boiler and includes a fixed overhead shower and separate handheld attachment. The walls are finished with stylish tile-effect UPVC cladding.

KITCHEN
A well-designed modern kitchen fitted with a range of wall and floor units in a white high-gloss finish, complemented by contrasting slate-effect laminate work surfaces. Integrated appliances include a NEFF electric oven, Bosch four-ring gas hob with matching stainless-steel extractor and glass splashback, washing machine and under-bench fridge. Additional features include laminate wood-effect flooring, a designer-style flat-panel radiator, a rear-facing white UPVC double-glazed window and a white UPVC double-glazed door providing access to and views over the garden.







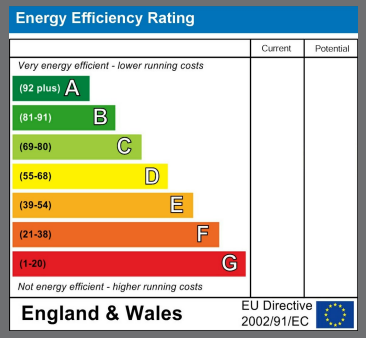




Local Authority

Council Tax Band

A





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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