



3 Bedrooms

This truly beautiful three-bedroom home is presented exceptionally well both inside and out offering stylish, modern accommodation finished to a high standard throughout. Situated in the popular village of East Rainton, this impressive property would make an ideal home for a range of buyers looking for something special.

The ground floor boasts a fantastic open-plan reception room and modern fitted kitchen, creating a bright and welcoming living space perfect for relaxing, entertaining and everyday life. The contemporary finish gives the property a stylish feel with the layout making excellent use of the available space.

To the first floor are two good-sized bedrooms along with a modern fitted bathroom finished to complement the quality of the home. The second floor is home to the particularly impressive master bedroom, a generous and attractive space offering a wonderful private retreat.

Externally, the property benefits from a rear courtyard and resident parking providing convenient outdoor space and parking facilities.

Located in the fantastic village of East Rainton, the property is ideally positioned close to local amenities, shops, schools and transport links making it a convenient choice for modern living.

Offered to the market with no onward chain, this is a fantastic opportunity to purchase a beautifully presented home where quality and style shine throughout.

Offers in the region

£145,000

EPC Rating: C

Chapel Bank

East Rainton, DH5



Reception:

8'7" x 14'9" (2.62m x 4.5m)

Carpeted Flooring, UPVC Window, Radiator

Kitchen:

8'2" x 11'11" (2.5m x 3.63m)

Vinyl Flooring, UPVC Window, UPVC Door, Wall and Base Units, Sink with Drainer and Mixer Tap, Electric Oven and Hob with Extractor, Tiled Splashbacks



Master Bedroom:

12' x 14'2" (3.66m x 4.32m)

Carpeted Flooring, Sky Lights, Wardrobes, Radiator

Bedroom Two:

6'1" x 12' (1.85m x 3.66m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Three:

6'4" x 7'6" (1.93m x 2.29m)

Carpeted Flooring, UPVC Window, Radiator

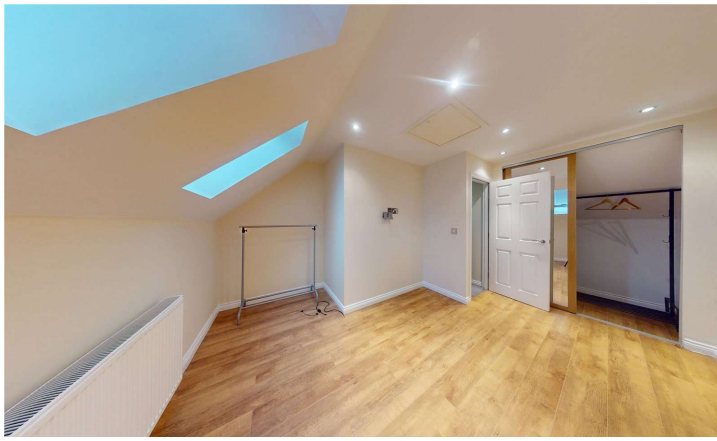


Bathroom:

5'2" x 7'6" (1.57m x 2.29m)

Tiled Floor, Tiled Walls, UPVC Window, WC, Washbasin with Mixer Tap, Shower Cubicle with Thermostatic Shower, Radiator, Spotlights

For additional information and full photo gallery please visit www.hegartysestateagents.co.uk



Parking: Resident Parking

EPC: C

Council Tax Band: B, Sunderland

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

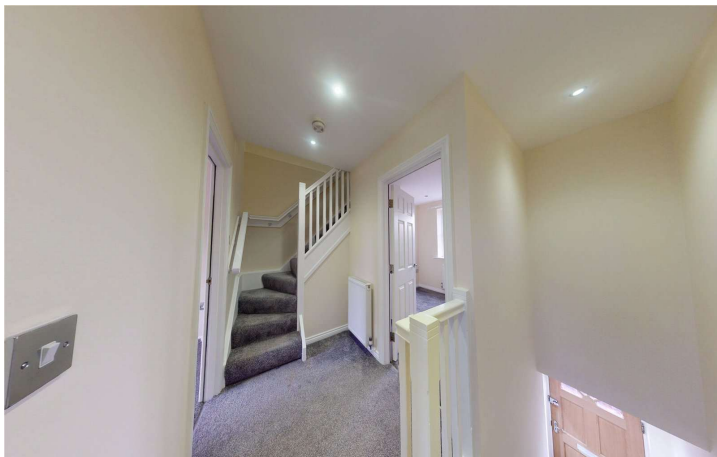
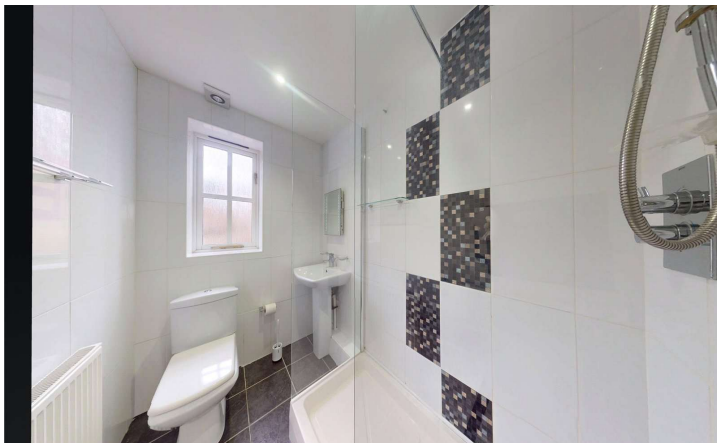


Viewing Arrangements:

To arrange an appointment to view this property, please contact us on 01915124940.

hours are:

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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