



4 Kirkhill

Doxford Park Way
Sunderland
SR3 2WG

£134,950
Freehold

Three Bedrooms
Mid Terraced House
Gas Central Heating & Double Glazing
Vacant Possession
Close to Local Amenities and Transport
Links
Viewing Recommended



Safe and Secure welcome to the market this Three Bedroom Mid Terraced House in the popular area of Kirkhill, Doxford Park. This spacious home benefits from gas central heating, double glazing and garden to rear. Close to local amenities and transport links, the property would suit a wide variety of buyers. With vacant possession viewing is recommended.

ENTRANCE HALL

Double glazed front door, staircase to first floor, radiator.

CLOAKROOM/WC

Double glazed window to front, low level WC, pedestal wash hand basin, radiator.

LOUNGE

9' 11" x 13' 3" (3.03m x 4.06m) Double glazed window to front, radiator.

DINING KITCHEN

16' 2" x 9' 2" (4.93m x 2.80m) Fitted with a range of wall and base units with coordinating work surfaces over, one and a half bowl sink and drainer unit, gas cooker point with extractor hood over, space for washing machine, combination boiler, radiator, double glazed window to rear, double glazed door to rear garden, understairs storage cupboard.

FIRST FLOOR LANDING



Two built in storage cupboards, access to loft space.

MASTER BEDROOM

10' 4" x 9' 5" (3.15m x 2.89m) Double glazed window to front, radiator.

ENSUITE

3 piece suite comprising of pedestal wash hand basin, step in shower cubicle, low level WC and extractor fan.

BEDROOM TWO

9' 8" x 8' 10" (2.95m x 2.70m) Double glazed window to rear, radiator.

BEDROOM THREE

6' 5" x 7' 0" (1.96m x 2.15m) Double glazed window to front, radiator.

BATHROOM WC

3 Piece suite comprising, panelled bath with shower over, pedestal wash hand basin, low level wc, radiator and double glazed window to rear.

REAR GARDEN

Laid mainly to lawn, paved area, garden shed, fenced boundaries.



Local Authority
Council Tax Band
EPC Rating

C



Houghton Le Spring
24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

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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.