



## 3 bed semi-detached house to buy in SR5

Clovelly Road, Sunderland, Tyne and Wear, SR5 3LS

# £129,950

 x3  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ 3 bedroom family home
- ✓ Desirable location
- ✓ Immaculately presented
- ✓ Vacant possession
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are proud to present this impeccably modernised three-bedroom family residence. Perfectly blending contemporary design with practical family living, this home has been upgraded to an exceptional standard, offering a sophisticated "turn-key" lifestyle for the discerning buyer.

### The Heart of the Home

Step into a stylish, light-filled lounge featuring a bespoke custom media wall. This architectural focal point seamlessly integrates your entertainment systems and is anchored by a sleek inset electric fire, creating a warm and elegant ambiance for relaxing evenings.

### Gourmet Kitchen & Dining

The kitchen is a chef's dream, boasting high-end integrated appliances including a built-in oven, microwave, hob and integrated washing machine. It is further enhanced by a premium, free-standing American-style fridge freezer with an integrated ice dispenser—the ultimate luxury for modern entertaining.

### Restful Retreats

The master suite serves as a private sanctuary, complete with a generous range of bespoke fitted wardrobes for effortless organization. The property also features a newly refitted family bathroom, showcasing contemporary fixtures, sleek tiling, and a clean, high-end finish.

### Outdoor Living & Safety

Ideal for families, the property is significantly set back from the road, offering a generous frontage that provides an essential safety buffer for children and pets.

To the rear, discover a private "suntrap" garden—a beautifully secluded space that captures the sunlight throughout the day. This space is perfectly designed for alfresco dining and summer gatherings, featuring a substantial decked area that transitions seamlessly from indoor to outdoor living..

## Location & Connectivity

Situated in a popular residential enclave, Clovelly Road offers excellent proximity to highly-regarded local schools, shopping amenities, and superb transport links, including the A19 and Sunderland City Centre.

Early internal inspection is unreservedly recommended to fully appreciate the quality of finish on offer.

Council Tax Band: A

Tenure: Freehold

Price: £129,950

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



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## Kitchen



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## Dining Room



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## Bedroom 1



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## Bedroom 2



## Bedroom 3




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## Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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