



## 3 bed end of terrace house to buy in SR6

Burscough Crescent, Sunderland, Tyne and Wear, SR6 9SF

# £200,000

 x3  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Extended End Terrace House
- ✓ Three Bedrooms
- ✓ Kitchen/Diner
- ✓ UPVC Double Glazing
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

This extended end terrace home is ideally situated close to a range of local amenities, including shops, well regarded schools, the seafront, and a nearby Metro station, making it perfect for family living.

The property offers spacious and well-presented accommodation throughout, with features including gas central heating, UPVC double glazing, and a generous kitchen diner ideal for both everyday use and entertaining.

The ground floor comprises an entrance porch, a comfortable lounge with open plan stairs leading to the first floor, and a bright, spacious kitchen diner. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from gardens to both the front and rear, and a garage can be located in a nearby block to the rear of the property.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 947

Price: £200,000

Property Type: End of terrace house

Parking: Driveway & Garage

Heating: Gas

## Entrance Porch

UPVC double glazed door and windows

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## Lounge

4.40m x 4.90m (14'5" x 16'0")

Open plan staircase to the first floor, feature fire surround, radiator, UPVC double glazed window, under stair cupboard, tiled flooring



## Kitchen Diner

4.90m x 4.40m (16'0" x 14'5")

Fitted white wall and base units, electric hob and oven, colour coordinated one and a half bowl sink and drainer, combi boiler, floor tiles matching the lounge tiles, UPVC double glazed windows spanning the rear elevation allowing natural light, two sky lights allowing further natural light



## First Floor Landing

Loft access with ladder to a boarded loft with skylight



## Bedroom 1

2.50m x 4.40m (8'2" x 14'5")

UPVC double glazed window, radiator



## Bedroom 2

2.50m x 3.00m (8'2" x 9'10")

UPVC double glazed window, radiator



## Bedroom 3

1.80m x 3.20m (5'10" x 10'5")

(Measurements to maximum) UPVC double glazed window, radiator, built in cupboard



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## Bathroom

1.90m x 1.80m (6'2" x 5'10")

Panelled bath with electric shower and shower screen, WC, wash basin set to a vanity unit, UPVC double glazed window, radiator, tiled walls



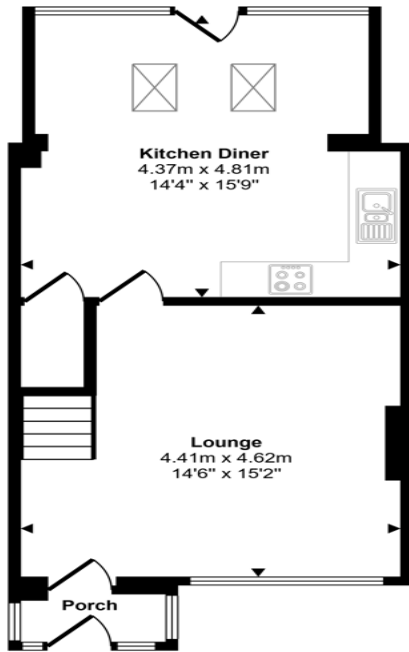
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## External

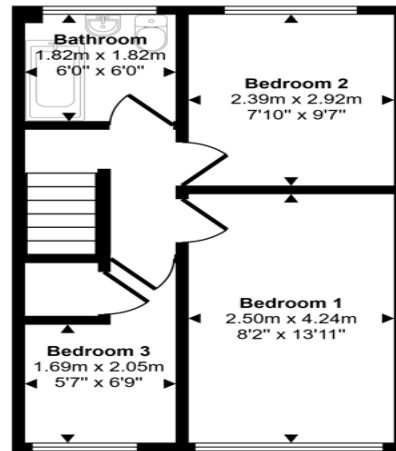
Gravel garden to the front and a garden to the rear



Approx Gross Internal Area  
75 sq m / 803 sq ft



Ground Floor  
Approx 43 sq m / 459 sq ft



First Floor  
Approx 32 sq m / 343 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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