

**Doncrest Road, NE37 1ED**  
**3 Bed - House - Mid Link Terrace**  
**£174,995**

**ROBINSONS**  
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\* NO ONWARD CHAIN \* BEAUTIFULLY PRESENTED AND EXTENSIVELY UPGRADED \* RARELY AVAILABLE \* TWO BATHROOMS AND TWO RECEPTION ROOMS \* STUNNING REFITTED KITCHEN AND BATHROOMS \* USEFUL UTILITY ROOM \* GARAGE \* FRONT AND REAR GARDENS \* BALCONY WITH EXCEPTIONAL VIEWS \*

We are delighted to present this beautifully renovated and rarely available three-bedroom, mid-link home, featuring two reception rooms, two bathrooms, and the added advantage of no onward chain. The property boasts front and rear gardens and a garage.

Refurbished to an exceptional standard by the current owners, the home is ready to move into, with early viewing highly recommended.

The accommodation includes: an entrance hallway, two bedrooms, a walk-in dressing room, and a luxurious bathroom suite on the ground floor. The first floor offers a spacious living/dining area with a wood-burning stove, a stunning kitchen with skylights, and a useful utility room.

On the second floor, you will find an additional sitting room with sliding doors leading to a balcony, offering impressive views, along with another bedroom and bathroom.

Externally, the property benefits from a large enclosed front garden, a garage, and a rear garden area.

Situated in a desirable and convenient location, Doncrest Road is close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The area offers a peaceful residential setting while being within easy reach of major commuting routes.

### Entrance Hallway

**Bedroom**

**Bedroom**

**Bathroom**

**Walk in Wardrobe**

### FIRST FLOOR

**Lounge / Dining Room**

**Kitchen**

**Utility Room**

### SECOND FLOOR

**Sitting Room**

**Balcony**

**Bedroom**

**Bathroom**

### EXTERNAL

Externally, the property benefits from a large enclosed front garden, a garage, and a rear garden area.

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 32 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Sunderland, Band C - Approx. £1,775 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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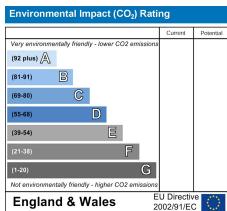
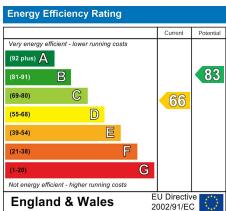
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#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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