



**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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## Doncrest Road

Approximate Gross Internal Area  
1152 sq ft - 107 sq m  
(Excluding Garage)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		66	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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