



SUSAN SPOKES

Real Estate



Kingsway Road Sunderland SR5 4AS

Situated in the sought-after Downhill area, this well-kept 3-bedroom terrace offers comfort and convenience, with easy access to schools, shops, amenities, and road links to the A19 and Sunderland City Centre. The ground floor features a bright open-plan living/dining area and a well-equipped kitchen, while upstairs boasts three generous bedrooms and a family bathroom. Outside, enjoy a low-maintenance front garden and a rear garden with a patio, artificial lawn, decking, and storage shed.

£775

8 Kingsway Road

Sunderland SR5 4AS



- MID TERRACED HOME
- FRONT AND REAR GARDENS
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND A
- THREE BEDROOMS
- EPC GRADE C

Entrance Hallway

The entrance Hall has stairs to first floor, sink and drainer come with a sleek radiator, storage under the stairs

Lounge

12'2" x 13'8" (3.73 x 4.17)

Neutrally decorated lounge leading through into dining room

Dining Room

10'8" x 10'7" (3.26 x 3.25)

Kitchen

8'6" x 8'11" (2.61 x 2.74)

The kitchen is well-equipped with a variety of floor and wall units, providing ample storage space. It includes a designated area for a fridge/freezer, an integrated oven with a gas hob and overhead extractor, and plumbing for a

washing machine. The stainless steel sink and drainer come with a sleek mixer tap, and the room is illuminated by recessed spot lighting. A wall-mounted gas boiler is conveniently located, while a double-glazed window and rear door offer natural light and easy access to the outdoor area.

First Floor

Bedroom

9'10" x 14'1" (3 x 4.31)

Bedroom

8'10" x 11'9" (2.7 x 3.6)

Bedroom

10'10" x 9'10" (3.32 x 3)

Bathroom

Modern suite comprising low level WC, wash hand basin on vanity unit, bath with mixer tap and shower over, chrome towel radiator, double glazed window, recess spot lighting

External

Externally, the property features a front garden with an artificial lawn and steps leading up to the house. The rear garden is thoughtfully designed, including a spacious patio area, artificial lawn, and a versatile decking space—ideal for outdoor gatherings. Additionally, there is a convenient side gate and a brick storage shed for added practicality.



Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | 72 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |