



SUSAN SPOKES

Real Estate



Sherbourne Road Sunderland SR5 3AB

This spacious and well-presented 2-bedroom family home offers a perfect blend of comfort and convenience, it's situated close to local amenities, schools, and excellent transport links. With its proximity to the A19, it provides an ideal base for those commuting to major employers such as Nissan, Amazon, and other destinations across the Northeast.

The ground floor features a welcoming entrance hall leading to a living area, complemented by an open-plan kitchen and dining space, perfect for family gatherings or entertaining guests. A convenient downstairs W/C adds to the practicality of the home. Upstairs, there are two generously sized bedrooms, both offering ample space and natural light, along with a modern family bathroom.

Externally there is a low maintenance garden with Pergola.

£775 Per month

35 Sherbourne Road

Sunderland SR5 3AB



- SPACIOUS MODERN 2 DOUBLE BEDROOM END LINK HOME
- DRIVEWAY FOR OFF STREET PARKING
- COUNCIL TAX BAND B
- GENEROUS LANDSCAPED GARDEN PLOT WITH PERGOLA, DECKING & LOVELY PATIO
- MODERN THROUGHOUT

- SPACIOUS KITCHEN DINER
- EPC GRADE C

Entrance Hallway

Laminate wood-effect flooring, stylish staircase to first landing, radiator, door leading off to lounge.

Lounge

10'11" x 11'10" (3.35 x 3.62)

The lounge features laminate wood-effect flooring, a double radiator, and a front-facing white uPVC double-glazed window, ensuring both style and comfort. An under-stairs cupboard offers practical additional storage space. A door leads through to the kitchen and dining area, while the room's generous proportions allow for flexible furniture arrangements to suit your needs.

Kitchen/Diner

14'7" x 10'10" (4.46 x 3.32)

The property boasts an exceptionally spacious kitchen/dining room, ideal for both everyday living and entertaining. The fitted kitchen features a variety of wall and floor units in a stylish medium wood-effect finish, complemented by contrasting laminate work surfaces. Appliances include an integrated electric oven, a four-ring gas hob with a matching extractor, and a double integrated fridge/freezer, while there is also space and plumbing for a washing machine. A tall larder unit provides additional storage, and the stainless steel sink with a bowl and a half, single drainer, and matching Monobloc tap adds a modern touch.

A large white uPVC double-glazed window offers lovely

views of the patio and garden, filling the space with natural light. The room is generously sized, with plenty of room for a family-sized dining table and chairs. Conveniently, a separate WC is located just off the kitchen/dining area.

WC

Vinyl tile-effect flooring continued from the kitchen dining area, radiator. White toilet with low level cistern, white hand basin, extractor fan.

First Floor Landing

Built-in cupboard providing useful storage.

Bedroom One

6'9" x 6'6" (2.06 x 2)

This generously sized double bedroom features laminate wood-effect flooring, a radiator, and two front-facing white uPVC double-glazed windows that fill the space with natural light. A built-in cupboard offers practical additional storage, while a natural recess provides the potential to add fitted wardrobes if desired.

Bedroom Two

10'5" x 8'0" (3.2 x 2.44)

This well-proportioned double bedroom is finished with carpet flooring, a radiator, and a rear-facing white uPVC double-glazed window, creating a comfortable and inviting space.

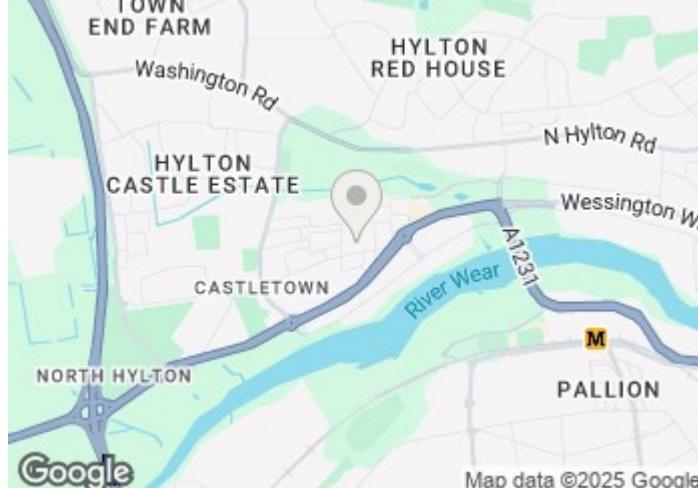
Family Bathroom

The bathroom features laminate wood-effect flooring

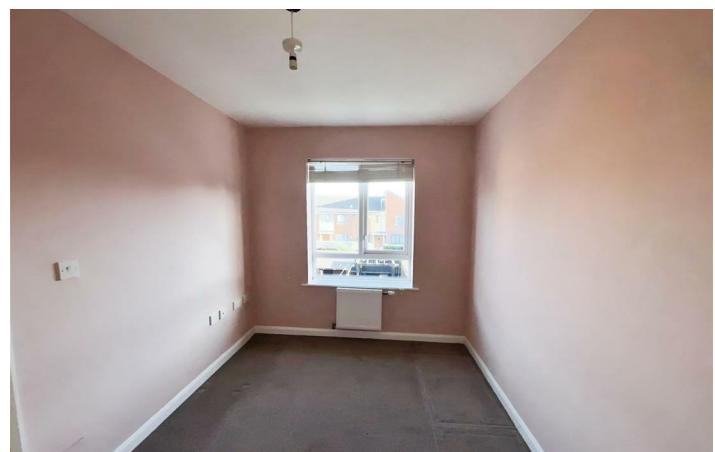
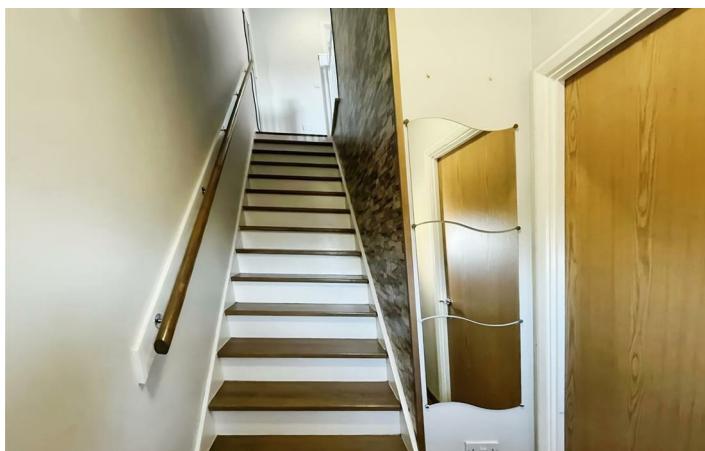
and a rear-facing white uPVC double-glazed window with privacy glass. It is equipped with a white low-level cistern toilet and a sleek white sink integrated into a vanity unit with a chrome tap. The white bath is complemented by a glass shower screen, chrome taps, and a showerhead attachment offering both a fixed overhead shower and a separate handheld option. The area around the bath is finished with tile-effect uPVC cladding for a modern and low-maintenance look. A chrome towel radiator adds both functionality and a touch of elegance.

External

The property offers driveway parking for at least one vehicle, with ample on-street parking available. The front garden is low-maintenance, featuring slate chippings, and is accessed via a GRP double-glazed door leading into the entrance hall. The rear garden is landscaped and with pergola, lawn and outdoor storage shed.



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		91
(81-91) B	78	
(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	