



Kentchester Road, Downhill, Sunderland, SR5

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Asking Price £135,000

KENTCHESTER ROAD * 5 BEDROOMS * 2 RECEPTION * OFF STREET PARKING * FREEHOLD * EPC - TBC * COUNCIL TAX BAND - A *

Tucked away on the sought-after Kentchester Road in Sunderland, this attractive home combines generous living space with everyday comfort—perfect for family life. Boasting five well-proportioned bedrooms, it offers plenty of room for everyone to enjoy their own space. Two welcoming reception rooms add flexibility, whether you're relaxing, hosting guests, or spending time together as a family.

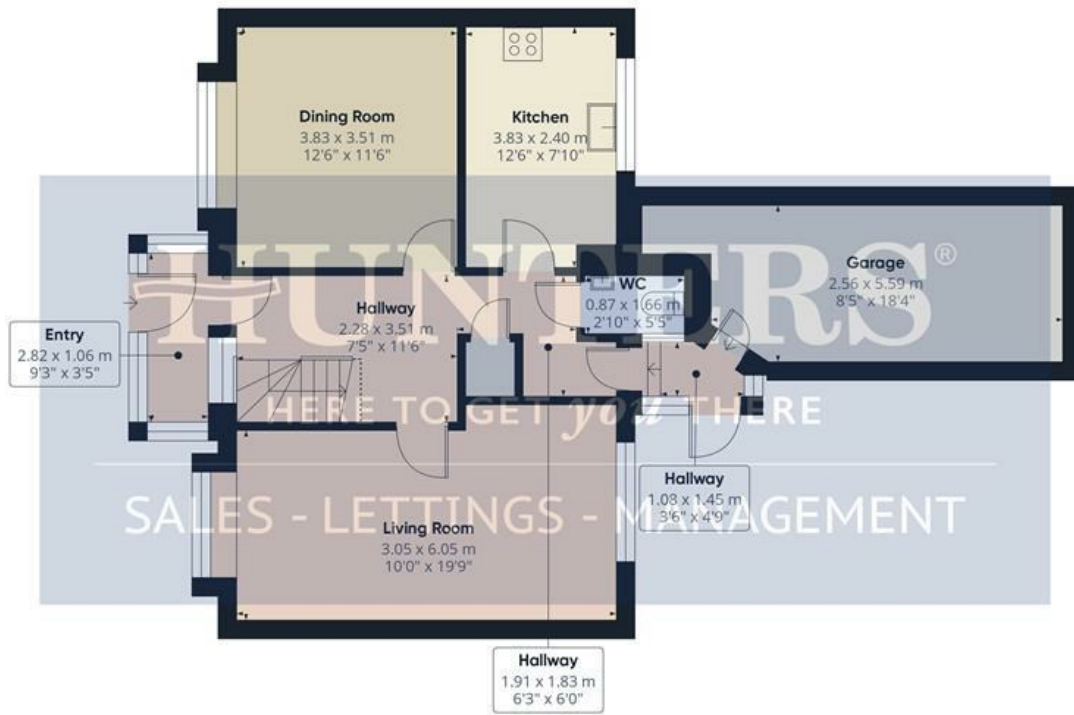
The home is thoughtfully laid out, with a natural flow between rooms that creates a warm and inviting feel throughout. A well-equipped bathroom serves the household efficiently, while large windows allow natural light to brighten each space, enhancing the overall sense of comfort.

Ideally located, the property is within easy reach of local shops, schools, and green spaces, making it especially appealing for families or those looking to enjoy a lively community setting.

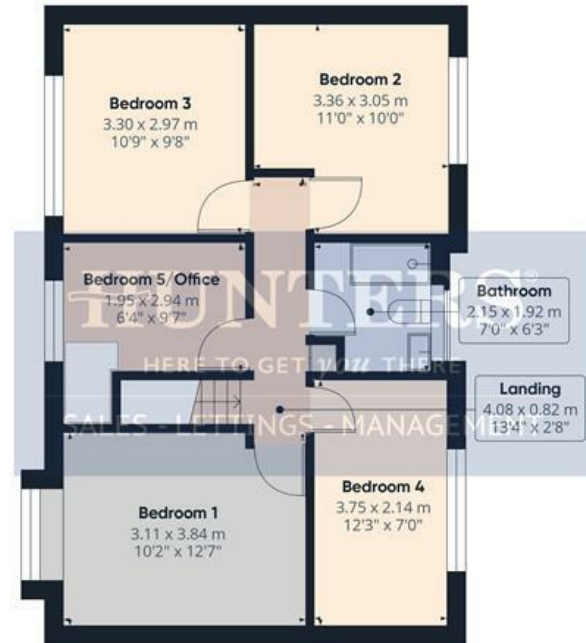
With plenty of nearby leisure options, there's always something to explore and enjoy.

This Kentchester Road home offers a fantastic opportunity to put down roots in Sunderland. Spacious, well-located, and full of potential—it's a place you'll be proud to call home.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

128.8 m²

1385 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Entry
9'3" x 3'5"
The enclosed porch offers a pleasant transition area into the home, with windows on three sides providing clear views and natural light. It is finished with a tiled floor and compact enough to create a welcoming spot for seating or storage.

Hallway
7'5" x 11'6"
A spacious and bright hallway with wood-effect flooring stretches through the entrance of the home. The area benefits from natural light, a staircase leading to the first floor. This inviting corridor provides access to various rooms, including the living room, dining room, kitchen, and downstairs WC.

Living Room
10'0" x 19'9"
This spacious living room is bright and welcoming, featuring a large window that allows plenty of natural light to fill the space. The room is complemented by wood-effect flooring and a decorative fireplace with a mantelpiece, creating a cosy atmosphere. The neutral walls and ceiling mouldings add a classic touch, while ample space provides a comfortable area for relaxing or entertaining guests.

Dining Room
12'6" x 11'6"
This well-proportioned dining room features a large window that provides ample daylight, creating a warm and inviting atmosphere. The room benefits from space to accommodate a sizeable dining table and chairs, and wood-effect flooring that continues the theme of the ground floor. The dining area offers a comfortable setting for family meals and entertaining guests.

Kitchen
12'6" x 7'10"
The kitchen is fitted with oak-effect cabinetry, creating a traditional warm practical and inviting space. It includes built-in appliances such as a gas hob and oven, with ample room for a washing machine under the counter. A window above the sink allows natural light to brighten the room, complementing the wood-effect flooring throughout.

WC
2'10" x 5'5"
This convenient downstairs WC is fitted with white sanitary ware including a toilet and a small wash basin. The walls are tiled with a light floral tile design, and a window allows light to filter in, maintaining a fresh and bright feel.

Landing
13'5" x 2'8"
The landing connects the upstairs rooms with natural light filtering in through the glass above the doors from the rooms.

Bedroom 1
10'2" x 12'7"
Bedroom 1 is a comfortable double room featuring a wrought iron bed frame and built-in wardrobes with mirrored doors, offering good storage. The room benefits from a large window dressed with floral curtains, delivering plenty of natural light and a cheerful ambience. The neutral colour palette and wood-effect flooring enhance the warm and homely feel.

Bathroom
7'0" x 6'3"
The bathroom is fully tiled with neutral beige tiles and features a glass shower enclosure with a built-in seat and a rainfall shower head. There is a white basin set in a vanity unit and a toilet, with a window above for natural light. A chrome heated towel rail adds a modern touch to the space.

Bedroom 2
11'0" x 10'0"
Bedroom 2 is a bright and practical double room with a large window that provides ample light. The neutral walls and wood-effect flooring create a calm and welcoming space, suitable for a restful retreat or a guest room.

Bedroom 3
10'9" x 9'8"
Bedroom 3 offers a generous double bedroom with neutral decor and wood-effect flooring. The large window fills the room with natural light, making it a pleasant and airy space for relaxation or study.

Bedroom 4
12'3" x 7'0"
Bedroom 4 is a smaller double or large single room, featuring a bright window and neutral walls. It could function well as a guest room or nursery, with wood-effect flooring and simple, clean lines throughout.

Bedroom 5 / Office
6'4" x 9'7"
Bedroom 5 / Office is a versatile room that could be used as a fifth bedroom or a home office. It features neutral decor and a window providing natural light, with wood-effect flooring and enough space for a desk or single bed.

Rear Garden
The rear garden is a tidy outdoor space featuring a paved patio area, a grass lawn bordered by flower beds, and a hedge providing privacy and enclosure. It offers a pleasant and manageable garden ideal for outdoor seating or gardening enthusiasts.

Front Exterior
The front exterior of the property is traditional and welcoming, with a paved path leading up to a white enclosed porch. The front garden is both lawn and paved area, surrounded by low brick walls and fencing with various shrubs adding greenery and privacy.

Rear Exterior
The rear exterior includes a paved driveway and parking space enclosed by gates and fencing. A large green metal storage shed stands to one side, with access to the rear of the property and garden beyond. This area offers convenient off-street parking and storage.

