



Cranleigh Road Sunderland SR5 3PT

Occupying a desirable corner plot, this spacious and well-located property is perfect for families or professionals, offering excellent access to local amenities, schools, and convenient transport links to Sunderland and the A19 for onward travel. Situated within walking distance of the Nissan factory and surrounding businesses, this property is ideal for those seeking a practical and connected living space.

Recently upgraded with a new boiler, loft insulation, and cavity wall insulation, the home is both energy-efficient and comfortable. The layout features an entrance hallway, a generous living room, a well-equipped kitchen, and a separate utility room. Upstairs, there are three sizable bedrooms and a family bathroom.

Externally, the property boasts off-street parking via a private driveway and a well-maintained front lawn garden. An additional enclosed decked area to the side provides a safe and versatile outdoor space, ideal for children. The rear garden is fully enclosed and paved for low-maintenance enjoyment.

£775 Per month

44 Cranleigh Road

Sunderland SR5 3PT



Entrance Hall

Lounge

11'3" x 17'1" (3.44 x 5.22)

Neutrally decorated lounge with wall mounted electric fire.

Kitchen/Diner

10'11" x 9'11" (3.34 x 3.04)

This modern kitchen is designed with functionality and style in mind, featuring a range of sleek wall and base units that provide ample storage. The contrasting work surfaces not only add a contemporary touch but also offer plenty of workspace for meal preparation.

The kitchen is equipped with an electric hob and an integrated electric oven, complete with an extractor hood overhead for efficient ventilation. There is also a designated space for a fridge-freezer, ensuring the layout is practical and convenient for everyday use.

Utility

6'11" x 5'5" (2.12 x 1.67)

With tiled flooring and plumbing for the washing machine. A range of units and access to the rear.

First Floor Landing

Bedroom One

13'3" x 9'1" (4.05 x 2.77)

Double bedroom with laminate wood effect flooring and feature wall.

Bedroom Two

11'4" x 8'11" (3.47 x 2.73)

Double bedroom with laminate wood effect flooring

Bedroom Three

8'6" x 7'6" (2.61 x 2.31)

Single bedroom with carpet flooring. Ideal child's bedroom or office.

Bathroom

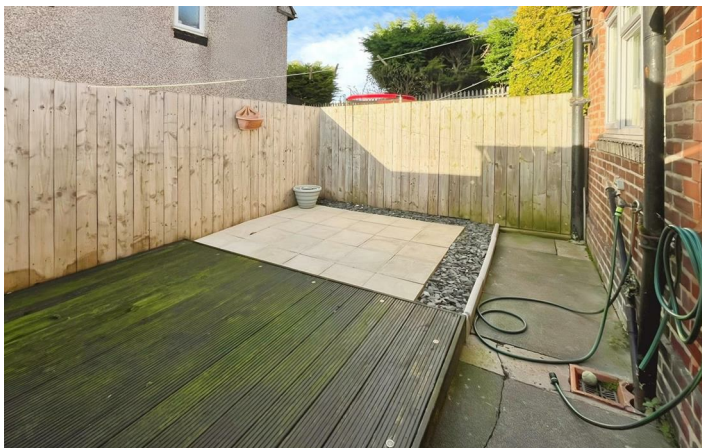
Part tiled bathroom with modern three piece suite comprising panel bath with shower over, low level wc and vanity wash hand basin

External

Situated on a corner plot with fence front garden and access to the rear low maintenance garden with decking.



Directions





Floor Plan

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