



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, the property boasts a driveway to the front, providing plenty of parking space. At the rear, the low-maintenance garden is designed for relaxation and socialising, complete with a decked seating area and a stylish entertainment bar. This is a fantastic space for hosting or enjoying quiet evenings outdoors.

£775 Per month

36 Sherbourne Road

Sunderland SR5 3AB



- MODERN HOME
- IDEAL LOCATION
- TWO BEDROOMS
- CLOSE TO CITY CENTRE
- IMMACULATE THROUGHOUT
- A19 FOR COMMUTING CLOSE TO HAND
- LOW MAINTENANCE GARDEN WITH BUILT IN PERGOLA AND BAR AREA.

Entrance Hallway

Lounge

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

Modern lounge with front facing aspect, storage cupboard. Part paneled walls and wood effect flooring.

Kitchen/Diner

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

The modern kitchen/diner boasts a range of units, electric hob and integrated oven with extractor over, space for fridge freezer and plumbing for washing machine.

W.C

Wash hand basin and low level wc.

First Floor Landing

Bedroom One

14'6" x 9'9" (4.43 x 2.99)

Neutrally decorated double bedroom with recess for wardrobes or storage units.

Bedroom Two

7'10" x 11'10" (2.4 x 3.61)

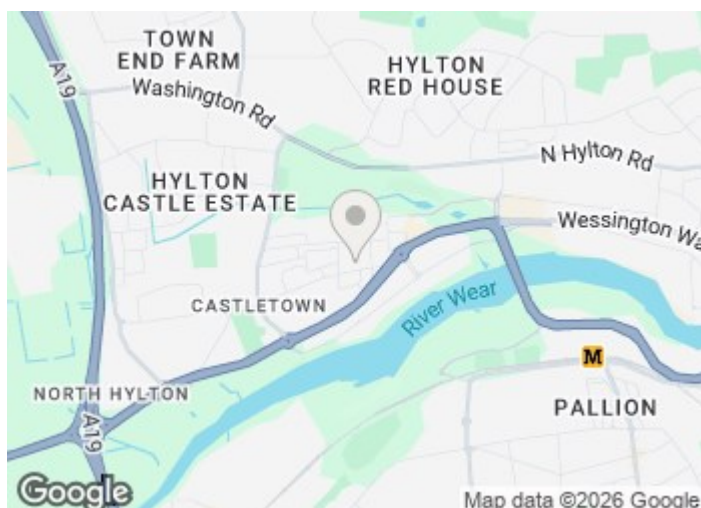
Neutrally decorated bedroom with part panel walls.

Family Bathroom

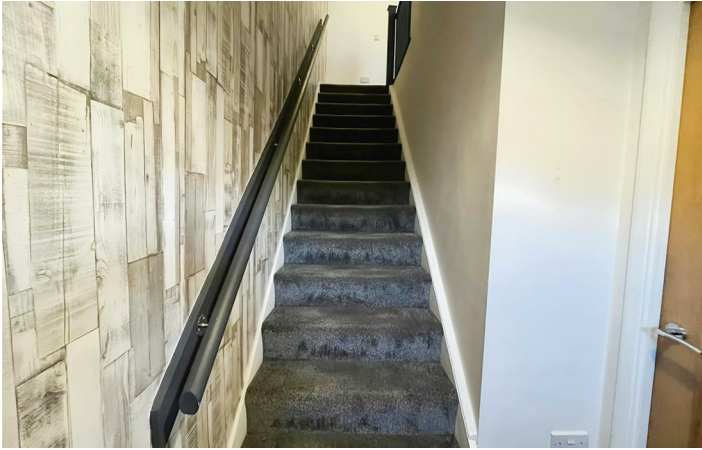
Comprises of a three piece suite to include panel bath and vanity wash hand basin and low level w.c.

External

This low maintenance landscaped garden will be a great space to enjoy the outdoors. With a pergola style outdoor bar with fridge and freezer and built in TV. Patio area and outdoor storage shed.

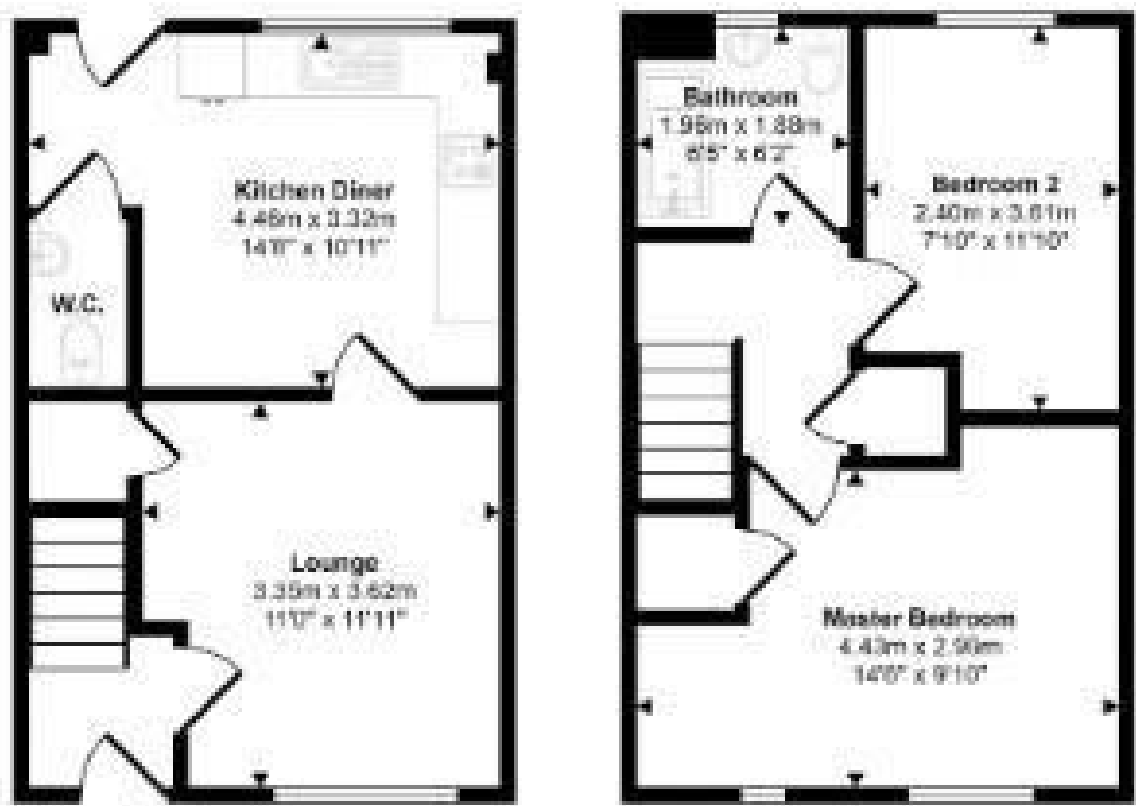


Directions



Floor Plan

Approx Gross Internal Area
64 sq m / 688 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	79	
(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