



25 Brookland Road, St Gabriels, Sunderland, Tyne & Wear, SR4 7TH

Offers around £120,000

THOMAS WATSON

Estate Agents

A spacious modernised double fronted cottage situated in this popular and convenient location with good access to local amenities. The property benefits from full gas central heating, UPVC double glazing and briefly comprising hallway, living room, large fitted kitchen with breakfast bar, lobby, wet room/WC, 3 additional bedrooms and yard to rear with car parking space.



**ACCOMMODATION COMPRISES
GROUND FLOOR**

HALLWAY

**BEDROOM 1 (front) 3.85 x 4.48
(12'8" x 14'8")**

Central heating radiator.



**BEDROOM 2 (front) 2.44 x 3.93
(8'0" x 12'11")**



**LIVING ROOM 3.71 X 4.55 (12'2" X
14'11")**

Central heating radiator. Fireplace.



**BEDROOM 3/DINING ROOM 2.82 x
3.75 (9'3" x 12'4")**



KITCHEN 3.69 x 2.81 (12'1" x 9'3")

Range of fully fitted wall units and work surfaces. Sink unit and single drainer. Breakfast bar. Central heating radiator. Combi boiler. Part tiled walls.

KITCHEN



LOBBY

WET ROOM/WC 2.65 x 2.78 (8'8" x 9'1")

Central heating radiator. Suite comprising plumbed in shower, pedestal wash hand basin and low level WC. PVC clad walls and ceiling.



EXTERNAL

Small forecourt to front and Yard to rear with car parking space.

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