



**good life**

**Kingarth Avenue, Seaburn, Sunderland**

**£275,000**

**SUPERB 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW FABULOUS LOCATION MINUTES WALK FROM SEA FRONT**

**BEAUTIFULLY PRESENTED THROUGHOUT**

**EPC RATING D**

**LOW MAINTENANCE GARDENS FRONT & REAR**

**GORGEOUS PATIO GARDEN TO REAR**

SUPERB LARGER-STYLE 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW BEAUTIFULLY PRESENTED INTERNALLY JUST MINUTES WALK FROM THE SEABURN SEA FRONT. Good Life Homes are delighted to bring to the market a ready to move into, gorgeous, 2 double bedroom semi-detached bungalow offering tastefully modernised, spacious accommodation on one level just a few minutes walk from the sea front. Completely renovated and modernised by the current owner, the property benefits from a superb bathroom and dining/kitchen with integrated appliances, lovely entrance hall, two double bedrooms, (the rear bedroom has a gorgeous bay window with door leading out to rear patio) and a very spacious lounge with bay window. Externally to the front, a realistic artificial lawn ensures minimal gardening whilst maintaining an attractive feature and a long block paved driveway provides ample parking. To the rear is a lovely low maintenance patio garden, perfect for year-round enjoyment. A detached garage offers useful additional space for a vehicle or storage/workshop. Bungalows of this style, size and quality in this location are rare to the market and there will be considerable interest. Potential buyers can contact our local office to organise viewings. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay anything unless we sell your home!

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## ACCOMMODATION

### ENTRANCE HALL 14' 0" x 7' 2" (4.26m x 2.18m)

Gorgeous entrance hall with carpet flooring, ceramic radiators, beautiful partially-glazed doors and loft hatch with pull down ladders allowing the potential for lots of storage in the loft space. Doors leading off to 2 double bedrooms, lounge, dining/kitchen and bathroom.

### BATHROOM 9' 10" x 5' 8" (2.99m x 1.73m)

Large spacious bathroom, recently renovated in a stylish finish to walls and ceiling. A modern bathroom suite comprising of; a toilet and sink built into a vanity unit with concealed cistern and push button flush and chrome tap with storage beneath. An additional matching cupboard. Free standing designer bath with floor mounted chrome tap with separate shower head attachment. 2 white uPVC double-glazed windows side facing with privacy glass, a large chrome towel heater style designer radiator and white uPVC cladding with LED lights to the ceiling. The bathroom is a stunning feature of the property.

### DINING/KITCHEN 18' 5" x 11' 9" (5.61m x 3.58m)

Laminate wood-effect flooring, double ceramic radiator and tall additional ceramic radiator. White uPVC double-glazed windows to either side and a white uPVC double-glazed door providing access to the rear patio and garden. Stunning fitted kitchen which has been recently installed comprising of a range of wall and floor units in a Shaker style with contrasting wood-effect laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monoblock tap. Integrated tumble dryer, integrated washing machine, integrated fridge freezer and a fabulous pull out larder unit allowing lots of storage. Modern Combi boiler is located within a unit. There is ample room in one part of the kitchen to accommodate formal dining if one requires it.

### BEDROOM 1 14' 9" x 11' 0" (4.49m x 3.35m)

Carpet flooring, 2 double radiators, a gorgeous white uPVC double-glazed bay window with a white uPVC double-glazed door opening out onto the decked patio (a lovely feature). Professionally fitted wardrobes to one wall providing a good degree of storage and hanging and drawer space, with additional dressing table and additional drawers to another wall and matching bedside cabinets. This is a large double bedroom.

### BEDROOM 2 13' 0" x 12' 4" (3.96m x 3.76m)

Carpet flooring, double radiator, white uPVC double-glazed bow window front facing. This is also a large double bedroom.



### LOUNGE 13' 2" x 14' 0" (4.01m x 4.26m)

Single radiator, white uPVC double-glazed bay window allowing lots of light into the space. Featured fire surround in a stone-effect finish with black hearth and back and built-in electric fire. This is a lovely room with ample proportions allowing a multitude of furniture arrangements.

### GARAGE 16' 6" x 9' 0" (5.03m x 2.74m)

Concrete flooring, manual up and over garage door, electric lights and sockets. There is also a white uPVC double-glazed door leading out to the rear garden from the back of the garage. The current owner uses the garage as a useful storage for their chest freezer and for general household items etc.

### REAR GARDEN

The property benefits from a beautiful low maintenance rear patio garden which has been thoughtfully designed to take full advantage of the space and includes a lovely decked patio area immediately adjacent to the kitchen and bedroom access points. With carefully selected paving and gravel providing seating areas, raised borders with shrubs and flowering perennials providing a touch of greenery to the space. There is perimeter fencing providing a good degree of privacy and access to the rear of the garage via uPVC door.



