



**good life**

**Queens Crescent, Barnes, Sunderland**

**£130,000**

**3 BED MID TERRACE**

**DOUBLE FRONTED**

**LARGE DOUBLE BED PLUS EN SUITE TO FIRST FLOOR**

**EPC RATING D**

**SPACIOUS STUNNING LOUNGE**

**BEAUTIFULLY PRESENTED**

GORGEOUS 3 BED MID TERRACE DOUBLE FRONTED COTTAGE WITH 2 BEDROOMS ON GROUND FLOOR & 1 LARGE DOUBLE ON FIRST FLOOR WITH EN SUITE - STUNNING DOUBLE LOUNGE - LOVELY KITCHEN & BATHROOM. Good Life Homes are delighted to bring to the market this gorgeous 3 bedroom double fronted home in sought after Queens Crescent. Offering versatile & well presented accommodation, the property has two bedrooms, a stunning lounge, lovely kitchen & bathroom on the ground floor with patio doors opening onto a decked yard. On the first floor there is a large double bedroom plus en suite. Deceptively spacious, the property would make a really nice ready to move into home and is located just a short walk from Chester Road, shopping, transport into town, hospital etc. Viewing arrangements can be made by contacting our local office. 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 pay absolutely nothing unless we sell your home!

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## ACCOMMODATION

### ENTRANCE VESTIBULE

Entrance via white uPVC door. Grey laminate wood effect flooring, alarm key pad, built-in cupboard housing consumer unit and electric meter. Door leading off to entrance hall.

### ENTRANCE HALL

Grey laminate wood effect flooring, radiator, carpeted stairs to first floor, 2 doors leading off, 1 to bedroom and 1 to lounge.

### BEDROOM 2 12' 10" x 8' 0" (3.91m x 2.44m)

Grey laminate wood effect flooring, double radiator, front facing white uPVC double glazed window.

### BEDROOM 1 11' 9" x 11' 9" (3.58m x 3.58m)

Grey laminate wood effect flooring, double radiator, front facing white uPVC double glazed bay window. Door leading off to built-in wardrobe with useful storage and hanging space.

### LOUNGE 21' 8" x 13' 0" (6.60m x 3.96m)

Measurements are approx. Grey laminate wood effect flooring, rear facing white uPVC double glazed window, white uPVC double glazed French doors leading out to rear decked patio. Door leading off to entrance hall, door leading off to kitchen. Feature fire in a black finish with marching hearth and back and built-in electric fire. This a superb living space whilst open plan naturally divides into a lounge and dining area.

### KITCHEN 9' 6" x 7' 4" (2.89m x 2.23m)

Grey laminate wood effect flooring, double radiator, white uPVC double glazed window facing out to rear decked patio, door leading off to lounge, door frame leading off to rear lobby. The kitchen is modern and comprises of a range of wall and floor units in a white high gloss units with contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob and extractor good in stainless steel finish. Stainless steel sink with single bowl, single drainer and matching taps. Built-in cupboard housing Combi boiler, space and plumbing for washing machine, space for under bench fridge, door leading off to rear lobby.

### REAR LOBBY

White uPVC double glazed door leading to rear courtyard, space for tall fridge/freezer, door leading off to bathroom.



### BATHROOM 7' 3" x 5' 5" (2.21m x 1.65m)

Stylish stone effect grey tiles to the floor and ceiling with feature mosaic to the rear of the shower. Recessed lights to the ceiling, white uPVC double glazed window with privacy glass. White toilet with low level cistern and push button flush, white sink built into stylish vanity unit with chrome tap, double walk in shower cubicle with white tray and glass shower screen with shower fed main Combi boiler comprising of overhead and separate hand held shower. Single radiator, extractor fan.

### FIRST FLOOR LANDING

Wooden framed double glazed Velux style roof light, single radiator, door leading off to master bedroom.

### MASTER BEDROOM 17' 0" x 13' 6" (5.18m x 4.11m)

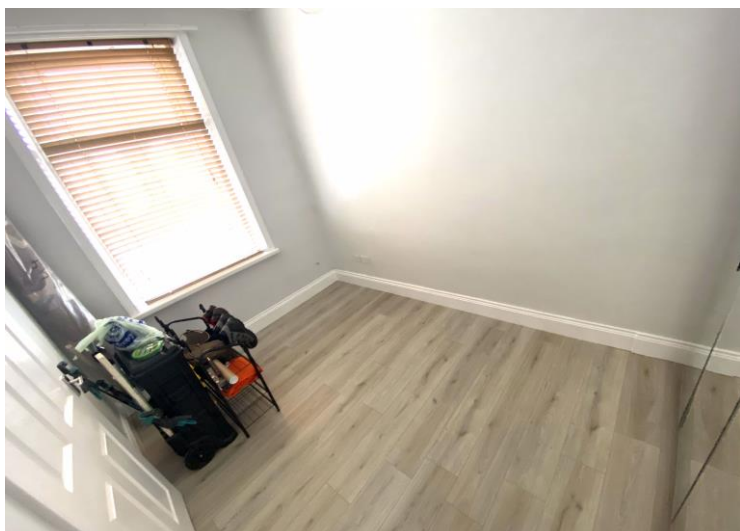
Carpet flooring, double radiator, 2 wooden framed double glazed Velux style roof lights to the front and rear roof, door leading off to en suite.

### EN SUITE 6' 3" x 5' 7" (1.90m x 1.70m)

Carpet flooring, white toilet with low level cistern, white sink with single pedestal and chrome taps, single radiator, mosaic tiles to approx half height. Extractor fan. Additional built-in cupboard utilising space in the eaves and providing excellent storage which includes hanging rail and wooden framed double glazed Velux style roof light.

### EXTERNALLY

The property benefits from a courtyard with grey decking with electric roller shutter garage door access plus pedestrian door access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	64
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.