



good life

Lambourne Road, Tunstall, Sunderland

£285,000

LARGE 3 DOUBLE BED SEMI WITH GARAGE & DRIVEWAY

EXTENDED KITCHEN

SUPERB RESIDENTIAL LOCATION

EPC RATING E

GENEROUS PLOT WITH SUNNY ASPECT TO REAR

INTERIOR DESIGN WITH SHOW HOUSE STANDARD INTERIOR

RARE OPPORTUNITY TO ACQUIRE ONE OF THE FINEST LARGER STYLE 3 BED SEMI'S IN ONE OF THE PRIME RESIDENTIAL LOCATIONS WITHIN THE CITY. PRESENTED TO SHOW HOUSE STANDARD WITH EXCEPTIONAL INTERIOR DESIGN. Good Life Homes are delighted to bring to the market this superb larger style 3 bedroom semi which has undergone an extensive renovation programme in recent years creating a fabulous stylish family home. With sophisticated attention to detail throughout, this gorgeous home exudes quality from the moment you enter the spacious hallway and benefits from large room proportions throughout, stunning extended kitchen/dining room and gorgeous bathroom. Briefly comprising; driveway and gardens to front, entrance hall, downstairs WC, large lounge, separate family room leading off a superb dining/kitchen, three first floor double bedrooms, bathroom with separate bath and shower. Garage with utility units and space for washing machine and dryer, generous rear garden plot with sunny aspect, patios, lawn and a good degree of privacy. A truly rare and stunning opportunity, 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 that you pay nothing unless we sell your home!

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ACCOMMODATION

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, stylish staircase with half turn to first floor landing, radiator concealed behind cover. 3 doors leading off, 1 to lounge, 1 dining kitchen and 1 to WC.

WC 5' 6" x 2' 9" (1.68m x 0.84m)

Laminate wood-effect flooring, designer grey radiator, white toilet, stylish sink built within a vanity unit with chrome tap with stylish tiles above. Circular uPVC double-glazed window with leaded privacy glass. Extractor fan. Alarm key pad, motion sensitive light.

LOUNGE 14' 9" x 14' 6" (4.49m x 4.42m)

Measurements taken at widest points. Carpet flooring, single radiator, front facing large white uPVC double-glazed window. Stunning chimney breast with log burning stove and granite hearth with stone-effect inserts. The walls have been plastered and are finished in a soft and warm colour. This is a lovely size almost square living room which is suitably proportioned to accommodate most arrangements of furniture. The current owners have 2 large sofas which sit well within the room.

SECOND RECEPTION ROOM 11' 0" x 9' 0" (3.35m x 2.74m)

Laminate wood-effect flooring, designer vertical grey flat panel radiator, white uPVC double-glazed patio doors leading to rear patio and garden and white uPVC double-glazed windows either side. This is a lovely room which the current owners use as a family/play room which leads off the kitchen/dining room.

KITCHEN/DINING ROOM 20' 8" x 8' 7" (6.29m x 2.61m)

Measurements taken at widest points. Laminate tile-effect flooring, 2 vertical designer grey flat panel radiators. Stunning bespoke fitted kitchen with a range of wall and floor units in a grey finish in shaker style with stylish brushed steel handles and laminate wood-effect work surfaces. Under bench plinth lighting. Granite style sink with bowl and a half, single drainer and stylish chrome Monobloc tap. Integrated double electric oven and 5 ring gas hob with stainless steel extractor chimney and glass splash back. Bespoke unit built to contain an American style fridge/freezer which includes plumbing for a water supply. Recessed lights to ceiling, ample space for dining table, white uPVC double-glazed window with lovely views over the garden, white uPVC double-glazed patio doors opening out to the rear patio and garden and fixed uPVC double-glazed window either side allowing lots of light to stream into the space. Doors leading off to reception room 2, garage and entrance hall.



FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with privacy glass, loft hatch with pull down ladders and access to the loft. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

MASTER BEDROOM 11' 6" x 11' 0" (3.50m x 3.35m)

Measurements do not include depth of fitted wardrobes. Carpet flooring, 2 single radiators, 2 front facing white uPVC double-glazed windows. Fitted wardrobes running the length of one wall with sliding doors providing a good degree of storage and hanging space.

BEDROOM 2 13' 5" x 10' 8" (4.09m x 3.25m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window with lovely views over the garden and neighbouring gardens and greenery beyond. This is also a large double bedroom.

BEDROOM 3 9' 0" x 8' 2" (2.74m x 2.49m)

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

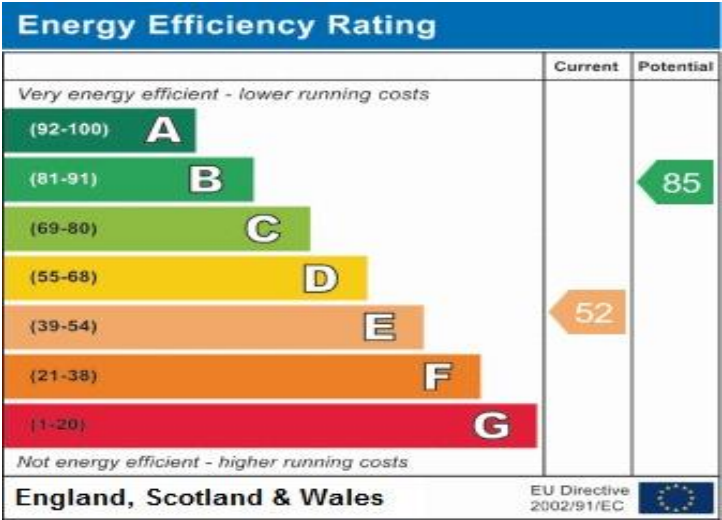
BATHROOM 9' 0" x 6' 0" (2.74m x 1.83m)

Tiled flooring, designer grey wall mounted radiator, rear facing white uPVC double-glazed window with privacy glass. Stylish bathroom suite comprising of; bath with beautifully tiled panel, toilet with low level cistern, sink built into vanity unit with chrome tap, quadrant shower with sliding doors and shower fed from the main hot water system comprising; hand held shower and fixed overhead shower. The walls are finished in a very stylish neutral high gloss tile with a feature wall creating a wonderful effect. Extractor fan. Recessed lights to ceiling.

GARAGE 15' 9" x 8' 9" (4.80m x 2.66m)

Electric roller shutter garage door, 2 side facing white uPVC double-glazed windows, wall mounted modern Combi boiler. The garage has been adjusted to accommodate a utility area and provides additional kitchen space and plumbing for washing machine and dryer (also space for under bench fridge and freezer) electric sockets and lighting, alarm key pad, modern electric consumer unit. Should someone want to turn the garage back into a dedicated garage it would simply be case of the removing the kitchen units to the rear then the garage could comfortably accommodate a vehicle but in present form it certainly lends itself to fantastic use for the needs of a busy family.





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.