



**good life**

## **Dilston Gardens, St Gabriels, Sunderland**

**Offers in the Region Of £229,995**

**3 BED/2 RECEPTION ROOM DUTCH BUNGALOW**

**SUPERB RECENT RENOVATION - READY TO MOVE INTO**

**REWired - NEW CENTRAL HEATING - NEW BATHROOM - NEW KITCHEN - NEW DRIVEWAY & MORE**

**EPC RATING E**

**LARGE CORNER PLOT GARDEN TO REAR/SIDE PLUS DRIVEWAY TO FRONT**

**NO CHAIN**

RECENTLY RENOVATED SUPERB 3 BED/2 RECEPTION ROOM DUTCH BUNGALOW WITH BATHROOM, KITCHEN, DOUBLE BEDROOM & 2 RECEPTION ROOMS ON GROUND FLOOR & 2 BEDROOMS ON FIRST FLOOR. LOCATED AT HEAD OF CUL DE SAC WITH VERY GENEROUS GARDEN PLOT & DRIVEWAY. Good Life Homes are delighted to bring to the market this superb recently renovated Dutch bungalow which offers a wonderful ready to move into opportunity. Offering a versatile layout, the property benefits from 2 large reception rooms to the ground floor plus a fabulous bathroom, designer kitchen and large double bedroom; enabling complete living on one level. On the first floor there are two further bedrooms. The property also benefits from a recent full rewire and new central heating system with neutral decor and stylish floor coverings throughout. Externally, a recently created front driveway offers comfortable car standing and a large corner/side/rear garden offers a terrific opportunity for further landscaping and potential for extension subject to normal approvals. Offered at a sensible price considering the quality, proportions, plot and location, 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 rate selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home!

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Grey laminate wood-effect flooring, lovely original staircase leading to first floor, large single radiator, side facing white uPVC double-glazed window with privacy glass. Doors leading off to bathroom, bedroom 1, reception room 1, reception room 2 or 4th bedroom, kitchen.

### BATHROOM 7' 4" x 6' 8" (2.23m x 2.03m)

Stylish marble-effect porcelain tiles, chrome towel heater style radiator, bath with chrome tap, sink with chrome tap built into vanity unit, toilet with concealed cistern built into a unit and push button flush. Double shower cubicle with low profile shower tray and fixed glass shower screen over, shower fed from the main Combi boiler system comprising; stylish fixed overhead shower and separate hand held shower also. Double-glazed window with privacy glass side facing. Extractor fan. Led recessed lights to ceiling. The walls are also finished in a stylish marble-effect porcelain tile.

### BEDROOM 1 11' 5" x 11' 0" (3.48m x 3.35m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window with views over cul de sac. This is a large double bedroom.

### LOUNGE 13' 7" x 13' 0" (4.14m x 3.96m)

Measurements taken into bay. Carpet flooring, single radiator, fire surround in a painted finish with stone-effect hearth and back and built-in electric fire, front facing white uPVC double-glazed bay window with views over cul de sac.

### RECEPTION ROOM 2 OR BEDROOM 4 13' 2" x 13' 0" (4.01m x 3.96m)

Carpet flooring, single radiator, white uPVC double-glazed patio doors leading out to rear patio and garden. This is perfect as a large second reception room but could equally be used as a fourth bedroom on the ground floor if required.



### KITCHEN 11' 4" x 9' 10" (3.45m x 2.99m)

Marble-effect porcelain floor tiles, large vertical designer radiator, 2 white uPVC double-glazed windows facing out to side and rear gardens. Fabulous fitted kitchen with a range of wall and floor units in a grey finish with complementary laminate work surfaces. Integrated 4 ring induction hob with glass splash back, integrated electric oven situated at waist height for convenience. Integrated double fridge/freezer, granite style sink with single bowl, single drainer and chrome Monobloc tap. Space for washing machine. Built-in cupboard housing recently installed Combi boiler, recessed lights to ceiling.

### FIRST FLOOR LANDING

Built-in cupboard useful storage in the eaves, 2 doors leading off.

### BEDROOM 2 19' 6" x 11' 5" (5.94m x 3.48m)

Carpet flooring, 2 single radiators, 2 white uPVC double-glazed windows, rear and front facing. Built-in storage cupboard. Socket positioned on chimney breast to accommodate a wall mounted TV. This is a large double bedroom.

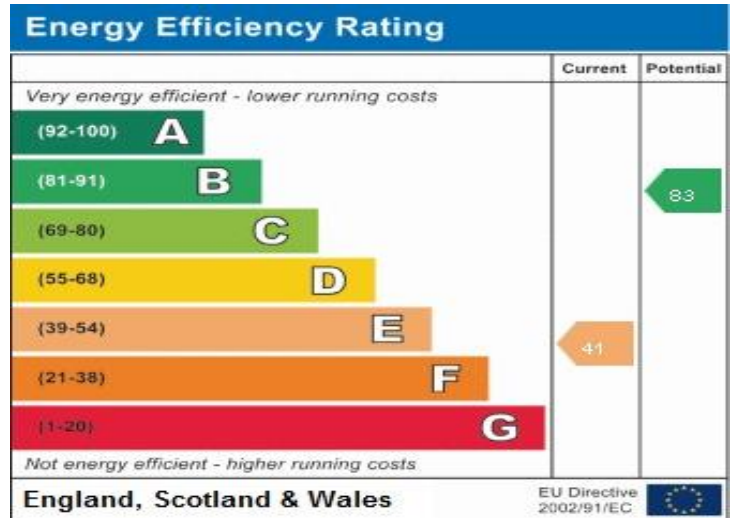
### BEDROOM 3 10' 9" x 10' 6" (3.27m x 3.20m)

Measurements taken at widest points. Carpet flooring, built-in storage cupboard, single radiator, white uPVC double-glazed window with views over rear garden. This is a small double or large single. Loft hatch.

### EXTERNALLY

Block paved driveway suitable for parking 2 or more vehicles leading to the side of the property where there is an entrance door. The property benefits from being on a large rear corner plot at the head of a cul de sac which means there is a generous garden, mainly laid to lawn with some shrubs and borders, with a rear garden comprising; a lawn and patio area. Perimeter fencing to all sides providing good privacy, great further scope for creating a wonderful outdoor space.





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.