



good life

North Farm Avenue, Grindon, Sunderland

Offers in the Region Of £105,000

2 DOUBLE BEDROOM HOME + DOUBLE LOFT ROOM ACCESSED BY FIXED STAIRCASE

LOFT ROOM WITH ELECTRICS & RADIATOR

CONSERVATORY

EPC RATING D

VERY LARGE LOUNGE

REAR GARDEN

VERY SPACIOUS WELL PRESENTED 2 DOUBLE BEDROOM HOME PLUS DOUBLE LOFT ROOM - SOUGHT AFTER DEVELOPMENT - CONSERVATORY - GARAGE - LARGE LOUNGE - SENSIBLY PRICED. Good Life Homes are delighted to bring to the market a very spacious mid-link home on this popular development. Benefitting from a double loft room with electrics, radiator and window which is accessed by a fixed staircase, this second floor space offers versatile use for someone looking for that extra space. On the ground floor, the property benefits from a kitchen and a large lounge with conservatory leading off. On the first floor there are 2 double bedrooms plus a bathroom. Externally, there is a rear garden and a garage located within a nearby garage block with additional on street parking to the front. Representing excellent value, viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, 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 us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifehomes.co.uk
www.goodlifehomes.co.uk

ACCOMMODATION

ENTRANCE PORCH

Tiled flooring, single radiator, front facing white uPVC double-glazed window. Double-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing, double radiator, partially-glazed door leading off to kitchen and partially-glazed door leading to lounge.

KITCHEN 11' 3" x 6' 0" (3.43m x 1.83m)

Laminate tile-effect flooring, front facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a light wood-effect finish and contrasting laminate work surfaces. Space and plumbing for a washing machine, space for a tall fridge/freezer. Integrated electric oven, 4 ring ceramic hob and in extractor hood, stainless steel sink with single bowl, large drainer and matching Monobloc tap. Wall mounted Combi boiler. Recessed lights to ceiling.

LOUNGE 17' 4" x 12' 0" (5.28m x 3.65m)

Very large lounge with laminate slate-effect flooring, double radiator, white uPVC double-glazed sliding doors leading out to conservatory to the rear. Recessed lights to ceiling.

CONSERVATORY 9' 8" x 9' 7" (2.94m x 2.92m)

Tiled flooring, white uPVC double-glazed windows, opaque poly-carbonate roof and white uPVC double-glazed patio doors leading out to rear garden. Fitted blinds also in the conservatory with electric points.

FIRST FLOOR LANDING

Built-in cupboard, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1 11' 0" x 9' 10" (3.35m x 2.99m)

Measurements do not include depth of fitted wardrobes which could add another 2ft approx. Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes running the length of 1 wall providing a good degree of storage and hanging space. This is a good size double bedroom.



BATHROOM 7' 0" x 6' 2" (2.13m x 1.88m)

Slate-effect laminate flooring, chrome towel heater style radiator, white bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap with showerhead attachment. The walls are finished in a ceramic tile with uPVC cladding to ceiling and extractor fan.

BEDROOM 2 12' 0" x 10' 6" (3.65m x 3.20m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is also a double bedroom. Fixed staircase leading to loft room.

LOFT ROOM 13' 7" x 12' 0" (4.14m x 3.65m)

Measurements taken at widest point. Carpet flooring, wooden framed double-glazed Velux style roof light, radiators, electric points and 3 double electric sockets, additional storage in the eaves. This is a double loft room with versatile use and is an excellent additional facility for the property.

GARAGE

Manual up and over and garage door, single garage located in a block of garages.

EXTERNALLY

Pathway leading to uPVC double-glazed door. Well maintained lawn garden. The property benefits from a well maintained rear garden with decked patio immediately adjacent to the conservatory. Well maintained lawn and garden shed. Pedestrian access to the rear which in turn leads to a detached garage situated in a block of garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.