



Leighton Road, Ashbrooke, Sunderland

Offers in the Region of £400,000

SUBSTANTIAL - RARE - IMPRESSIVE

DOUBLE GARAGE

CORNER PLOT

4 DOUBLE BEDROOM DETACHED CHARACTER HOME

EPC RATING (to follow)

ORIGINAL FEATURES

SUBSTANTIAL - RARE - IMPRESSIVE - 4 DOUBLE BEDROOM DETACHED CHARACTER HOME - DOUBLE GARAGE - CORNER PLOT - ORIGINAL FEATURES - GCH & UPVC DOUBLE GLAZING - OUTSTANDING LOCATION - NO CHAIN ... Good Life Homes are delighted to bring to the market a substantial detached 4 double bedroom home with large room sizes and impressive entrance hall. This rare family home occupies a corner plot on Leighton Road, (just off Queen Alexandra Road) in one of the city's most sought after locations with impressive gardens to front and side and detached double garage to the rear/side. Internally, a grand entrance hall and staircase has a cloakroom and WC leading off, plus kitchen and 2 formal reception rooms with large front facing bay windows. On the first floor there are 4 double bedrooms and a bathroom with separate WC. To the rear is a large detached garage with electrics and remote door and an additional, separate utility/kitchen room provides generous space and storage. On the market for the first time in 50 years, this is a rare opportunity to acquire a substantial home of considerable quality in an outstanding residential location. Viewing is unreservedly recommended and can be organised 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 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.

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ACCOMMODATION

ENTRANCE PORCH

White uPVC double-glazed leaded windows with matching double doors. Laminate wood-effect flooring, white uPVC double-glazed window and original leaded windows and door leading into entrance hall.

ENTRANCE HALL 16' 0" x 10' 3" (4.87m x 3.12m)

Measurements are approx. A beautiful large period entrance hall with wood panelling, grand staircase leading to half landing with leaded feature stained glass window. Doors leading off to dining room, lounge, downstairs WC and kitchen.

LOUNGE 19' 5" x 14' 0" (5.91m x 4.26m)

Measurements taken at widest points and into bay. 2 double radiators, 2 side facing arched uPVC double-glazed leaded windows, beautiful white uPVC double-glazed bay window with attractive views over the garden. Period fire place with built-in coal-effect gas fire and mosaic hearth. This is a wonderful room.

DINING ROOM 16' 0" x 14' 0" (4.87m x 4.26m)

Measurements taken at widest points and into bay. A stunning formal dining room or second reception room. Radiator, white uPVC double-glazed bay window with leaded glass and lovely views. Period fireplace.

DOWNSTAIRS CLOAKROOM

Hanging rail, hooks and shelving forming part of the cloak room with door leading off to downstairs WC.

WC 5' 0" x 3' 2" (1.52m x 0.96m)

Tiled flooring, white toilet with concealed cistern built into push button flush, sink with chrome taps and single pedestal, white uPVC double-glazed window with security shutters to the outside.

KITCHEN 13' 10" x 10' 11" (4.21m x 3.32m)

Measurements taken at widest points. Vinyl flooring, double radiator, side facing white uPVC double-glazed window with external roller shutter security shutters fitted. Fitted kitchen with a range of wall and floor units in a white high gloss finish with black handle and Quartz work surfaces. Double sink with single drainer and Monobloc tap. Space and plumbing for a dishwasher, space for double fridge/freezer, integrated double electric oven with 5 ring gas hob. Built-in larder cupboard. Built-in pantry cupboard with useful shelving. uPVC double-glazed door leading to the rear garden.

HALF LANDING

Wood panelling and feature white uPVC double-glazed window with leaded stained glass and sea views. Door leading off to bathroom.



BATHROOM 9' 2" x 7' 0" (2.79m x 2.13m)

Large bathroom with tiled flooring, single radiator, 2 white uPVC double-glazed windows, front and rear facing with privacy glass. Coloured sink with chrome taps and separate bidet, walk-in triple size shower cubicle with sliding doors, panelling and tiles with shower feed from the main hot water system. Built-in cupboard with mirrored doors housing the hot water cylinder and providing additional shelving.

SEPERATE WC 6' 2" x 2' 10" (1.88m x 0.86m)

Tiled flooring and walls, uPVC double-glazed window with stained glass privacy glass and leaded feature. Loft hatch, coloured toilet.

FULL LANDING

Loft hatch, 4 doors leading off all to bedrooms.

BEDROOM 1 19' 5" x 12' 0" (5.91m x 3.65m)

Measurements do not include depth of fitted wardrobes which would add another approx. 1ft10" Carpet flooring, double radiator, beautiful white uPVC double-glazed bay window with leaded glass.

BEDROOM 2 16' 0" x 14' 0" (4.87m x 4.26m)

Carpet flooring, radiator behind cover, white uPVC double-glazed bay window with leaded glass.

BEDROOM 3 14' 0" x 8' 9" (4.26m x 2.66m)

Carpet flooring, double radiator, side facing white uPVC window with leaded glass. Fitted wardrobes running the length of 1 wall providing a good degree of storage and hanging space. This is also a good size double.

BEDROOM 4 10' 3" x 9' 3" (3.12m x 2.82m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window with leaded glass. Fitted wardrobes with sliding glass doors. This is also a double bedroom.

GARAGE 18' 0" x 17' 0" (5.48m x 5.18m)

Remote control roller door extending virtually the full width of the opening allowing comfortable access/parking for 2 vehicles. Electric sockets and lighting. uPVC double-glazed window with shutters. Integral door opening into utility room.

UTILITY ROOM 11' 5" x 9' 10" (3.48m x 2.99m)

Carpet flooring, stainless steel sink with single bowl and single drainer, built-in kitchen floor units and drawers with space and plumbing for washing machine and dryer beneath, wall mounted modern Combi boiler controlling the central heating system and hot water for the main house. uPVC double-glazed window with electric security shutters. 2 large built-in cupboards, 1 of which measures 4'5 x 5'0 and the other measures 5'0 x 4'8 providing additional useful storage and each with their own uPVC double-glazed window rear facing. Accessed from the utility room, both cupboards benefit from electric lighting.



