



Ludlow Road, Tunstall, Sunderland

Offers in Excess of £285,000

EXTENDED 5 BEDROOM SEMI-DETACHED HOME

2 DOUBLE & 1 SINGLE BEDROOM PLUS BATHROOM ON FIRST FLOOR

1 LOFT ROOM WITH EN SUITE SHOWER ROOM

2 DOUBLE BEDROOMS ON GROUND FLOOR

EPC RATING (to follow)

2 RECEPTION ROOMS ON GROUND FLOOR + WC + LARGE DINING/KITCHEN AREA

DESIRABLE LOCATION - EXTENDED 5 BEDROOM SEMI-DETACHED HOME - 2 DOUBLE BEDROOMS ON GROUND FLOOR - 2 DOUBLE & 1 SINGLE BEDROOM PLUS BATHROOM ON FIRST FLOOR - 1 LOFT ROOM WITH EN SUITE SHOWER ROOM - 2 RECEPTION ROOMS ON GROUND FLOOR + WC + LARGE DINING/KITCHEN AREA - IMPRESSIVE MEDIA WALL - VERSATILE LAYOUT FOR LARGE FAMILY OR OPTIONS TO CREATE HOME OFFICE ...

Good Life Homes are delighted to bring to the market a rare and versatile considerably extended 5 bedroom semi-detached home in an excellent residential location. Greatly extended to the side and rear, the property has 2 double bedrooms, a WC, 2 reception rooms and a dining/area plus kitchen to the rear with two sets of double patio doors opening onto the rear patio/garden. The ground floor layout, in particular, offers versatile layout and the 2 ground floor double bedrooms could be used as home offices or even stock rooms if someone requires space for a home e-commerce business. On the first floor, the traditional layout comprises; WC, 3 bedrooms and a family bathroom with a fixed staircase leading to a further double loft room, used as a bedroom by the current owners, with an en suite shower room leading off. With ample block paved multi-car driveway to the front and pleasant rear garden, 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'll pay nothing 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 VESTIBULE

Carpet flooring, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing. 5 doors leading off, 2 to reception rooms, 2 to bedrooms and 1 to WC.

WC 4' 4" x 3' 6" (1.32m x 1.07m)

Granite style floor tiles, side facing white uPVC double-glazed window with privacy glass, white toilet with low level cistern, white hand basin with chrome tap built into vanity unit beneath, chrome towel heater style radiator.

BEDROOM 1 8' 9" x 8' 3" (2.66m x 2.51m)

Carpet flooring, radiator, side facing white uPVC double-glazed window. This is a double bedroom and is being used as such.

BEDROOM 2 15' 8" x 6' 7" (4.77m x 2.01m)

Carpet flooring, double radiator, side facing white uPVC double-glazed window. Fitted wardrobes with sliding mirrored doors. This is also a double bedroom and being used as such.

RECEPTION ROOM 1 14' 9" x 11' 9" (4.49m x 3.58m)

Laminate wood-effect flooring, front facing white uPVC double-glazed bay window with Georgian style bars, double radiator. Impressive feature fire surround in a carved marble finish with granite hearth and back and built in electric fire. Double doors leading into reception room 2.

RECEPTION ROOM 2 12' 0" x 11' 9" (3.65m x 3.58m)

Measurements taken at widest points. Laminate wood-effect flooring, double radiator, double doors leading through from reception room 1. Extensive media wall covering 1 wall with recessed illumined shelving, plasma style electronic fire and space for flat screen TV. The second reception room is partially open plan to the rear extension which adds a huge amount of space to the ground floor layout and includes a natural dining area flowing through to a kitchen.

DINING ROOM 18' 7" x 8' 7" (5.66m x 2.61m)

Laminate wood-effect flooring, double radiator, 2 sets of white uPVC double-glazed sliding doors leading out to the rear garden and patio, door leading off to kitchen. Recessed lights to ceiling.

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

Tiled flooring, radiator, rear facing wooden framed double-glazed window, white uPVC double-glazed door with privacy glass. Fitted kitchen with a range of wall and floor units in a grey finish with contrasting laminate work surfaces, 5 ring gas hob, feature extractor chimney in stainless steel finish with matching splash back, integrated double electric oven. Combi boiler concealed within cupboard, stainless steel sink with single bowl, single drainer and Monobloc tap.



FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, stairs to loft room. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 3 14' 4" x 10' 1" (4.37m x 3.07m)

Large double bedroom. Carpet flooring, double radiator, front facing white uPVC double-glazed bay window with Georgian style bars. Fitted wardrobes to 1 wall with sliding mirrored doors.

BEDROOM 4 7' 8" x 6' 5" (2.34m x 1.95m)

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with Georgian style bars. This is a single bedroom.

BEDROOM 5 11' 10" x 9' 7" (3.60m x 2.92m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with Georgian style bars. Fitted wardrobes to 1 wall with a good degree of storage and hanging space.

BATHROOM 8' 1" x 6' 2" (2.46m x 1.88m)

The walls are finished in a ceramic tile, chrome towel heater style radiator.

LOFT ROOM 15' 3" x 10' 5" (4.64m x 3.17m)

Measurements are approx. Laminate wood-effect flooring, electric radiator, wooden framed double-glazed Velux style roof light. Recessed lights to ceiling, door leading off to en-suite shower room.

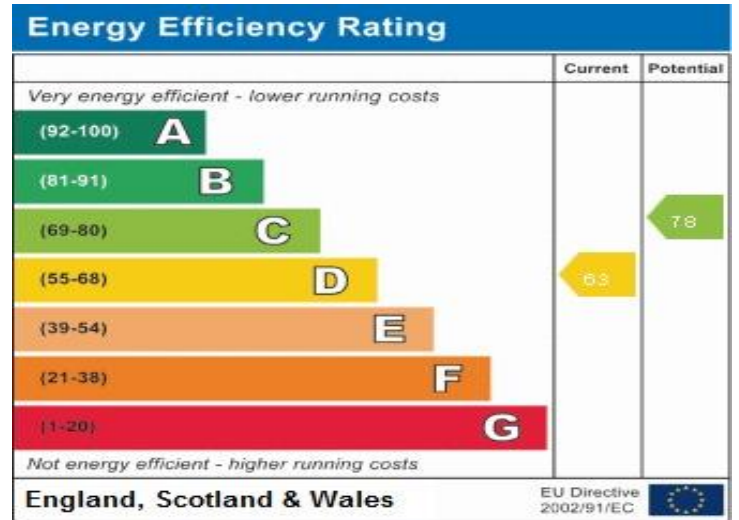
EN-SUITE SHOWER ROOM 7' 3" x 4' 7" (2.21m x 1.40m)

Tiled flooring, towel heater style radiator, electric radiator, wooden framed double-glazed Velux style roof light. Corner quadrant shower with shower fed from the main hot water system with sliding doors, sink with single pedestal and chrome taps, toilet with low level cistern. The walls are finished in contrasting tiles.

EXTERNALLY

The property has a block paved driveway suitable for multi-vehicle parking and white uPVC double-glazed door. The property benefits from a pleasant rear garden with sunny aspect, large area of block paved patio immediately adjacent to the rear extension. Area of lawn and raised borders with perimeter fencing. Several fruit trees.





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.