



## Millthorp Close, Grangetown, Sunderland

**Offers in the Region of £285,000**

**IMPRESSIVE 4 BEDROOM DETACHED HOME**

**EXCLUSIVE LOCATION**

**LARGE REAR GARDEN PLOT**

**EPC RATING D**

**DRIVEWAY & GARAGE**

**CONSIDERABLE REAR EXTENSION GREATLY EXTENDING GROUND FLOOR**

IMPRESSIVE 4 BEDROOM DETACHED HOME - EXCLUSIVE LOCATION - LARGE REAR GARDEN PLOT - DRIVEWAY & GARAGE - CONSIDERABLE REAR EXTENSION GREATLY EXTENDING GROUND FLOOR - REPRESENTING GOOD VALUE - NO CHAIN ... Good Life Homes are delighted to market a 4 bedroom home on this exclusive, established development just off Angram Drive. Occupying a large plot, particularly to the rear, with driveway and garage to the front. Also benefitting from a large extension running virtually the full width of the property to the rear considerably increasing the ground floor square footage and offering further potential to open up some rooms and create a rear-open plan layout so much in demand and without the requirement of needing further planning or building works. Briefly comprising; dining room or study, lounge, kitchen/dining room, family room, downstairs shower room, 4 first floor bedrooms and bathroom. 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.

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## ACCOMMODATION

### ENTRANCE PORCH

Carpet flooring, side facing white uPVC double-glazed window, door leading into dining room.

### DINING ROOM 13' 10" x 9' 10" (4.21m x 2.99m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window with pleasant views over the cul de sac. Feature fire surround with electric fire. Door leading off to lounge, door leading off to kitchen/dining room.

### LOUNGE 16' 8" x 13' 2" (5.08m x 4.01m)

Carpet flooring, 2 double radiators, front facing white uPVC double-glazed window, open plan staircase to first floor landing, feature fire surround in a stone-effect finish with matching hearth and back and built-in electric fire. Double doors leading to family room.

### FAMILY ROOM 13' 2" x 7' 5" (4.01m x 2.26m)

Laminate wood-effect flooring, white uPVC double-glazed window with views over the garden and radiator, door leading off to kitchen/dining room.

### KITCHEN/DINING ROOM 18' 10" x 16' 7" (5.74m x 5.05m)

Part of an extension to the original property. This is a very large space with laminate wood-effect flooring, double radiator, white fitted kitchen with a range of wall and floor units and contrasting laminate work surfaces. Range style oven with 5 ring gas hob, feature extractor chimney and stainless steel splash back, space for tall fridge/freezer, recessed lights, rear facing white uPVC double-glazed windows and white uPVC double-glazed door. White uPVC double-glazed doors leading out to decked patio, door leading off to family room, door leading to ground floor shower room.

### GROUND FLOOR SHOWER ROOM 8' 0" x 4' 9" (2.44m x 1.45m)

Tiled flooring, radiator, side facing white uPVC double-glazed window. White toilet with low level cistern, white sink with single pedestal and chrome taps, corner shower cubicle with glass doors and shower fed from the main hot water system. Recessed lights to ceiling, extractor fan.



### FIRST FLOOR LANDING

2 front facing white uPVC double-glazed windows, radiator, built-in cupboard, 5 doors leading off, 4 to bedrooms and 1 to bathroom.

### BATHROOM 7' 6" x 5' 7" (2.28m x 1.70m)

Vinyl flooring, towel heater style radiator, front facing white uPVC double-glazed window. Corner bath with chrome tap and showerhead, white sink with single pedestal and chrome taps, toilet with low level cistern.

### BEDROOM 1 11' 4" x 8' 10" (3.45m x 2.69m)

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

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

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Fitted bedroom furniture to 2 walls providing a good degree of storage and hanging space.

### BEDROOM 3 13' 0" x 11' 9" (3.96m x 3.58m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This is also a double bedroom.

### BEDROOM 4 11' 8" x 8' 9" (3.55m x 2.66m)

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

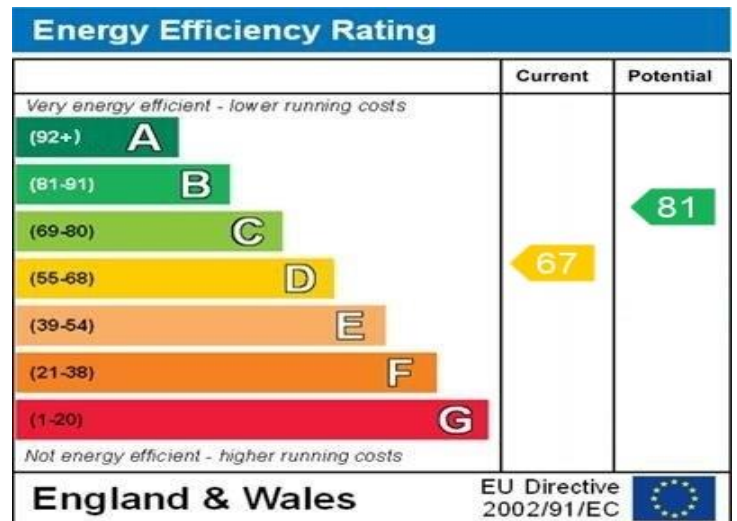
### GARAGE

Attached garage.

### EXTERNALLY

Block paved driveway suitable for parking at least 2 vehicles with the potential to expand further leading to attached garage. Access down the side of the property to the rear and GRP double-glazed door. Very large rear garden plot with well maintained lawn, decked patio area and generally a good degree of privacy.





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.