



Bristlecone, Moorside, Sunderland

£220,000

VERY SOUGHT AFTER LOCATION

EN SUITE TO MASTER BEDROOM

DOUBLE DRIVEWAY

3 BEDROOM DETACHED HOME WITH CONSERVATORY

EPC RATING C

POTENTIALLY NO CHAIN

VERY SOUGHT AFTER LOCATION - 3 BEDROOM DETACHED HOME WITH CONSERVATORY - EN SUITE TO MASTER BEDROOM - DOUBLE DRIVEWAY - POTENTIALLY NO CHAIN ... Occupying a nice established position within this sought after development close to great schools and a perfect commuter location, this 3 double bedroom detached home offers a good opportunity to acquire a home with potentially no onward chain. Briefly comprising; double driveway, lounge, dining room, conservatory, kitchen, downstairs WC, 3 first floor bedrooms, main bathroom plus en suite, very private rear garden with good aspect. 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 HALL

Entrance via GRP door. Natural wood flooring, carpeted stairs to first floor landing, built-in cupboard providing additional storage, radiator, door leading off to lounge.

LOUNGE 16' 5" x 12' 0" (5.00m x 3.65m)

Natural wood flooring, feature fireplace in a natural stone finish with contrasting hearth and back and built-in coal-effect fire, front facing white uPVC double-glazed window. Archway leading to dining room.

DINING ROOM 9' 0" x 8' 4" (2.74m x 2.54m)

Natural wood flooring, radiator, white double-glazed sliding doors leading, door leading into kitchen.

KITCHEN 15' 0" x 9' 0" (4.57m x 2.74m)

Tiled flooring, radiator, rear facing white uPVC double-glazed window, GRP double-glazed door leading out to rear garden. Fitted kitchen with a range of wall and floor units in a cream finish with natural work surfaces. Belfast sink with chrome tap, 5 ring gas hob with feature extractor chimney. Integrated dishwasher, integrated oven, and microwave oven. Space for an American style fridge/freezer built into a recess, space for washing machine and dryer. Internal door which leads to WC.

WC 7' 0" x 2' 9" (2.13m x 0.84m)

Tile flooring, white toilet with low level cistern, white hand basin with chrome tap.

CONSERVATORY 12' 10" x 9' 0" (3.91m x 2.74m)

Measurements are approx. Wood-effect flooring, white uPVC double-glazed windows, opaque polycarbonate roof, white uPVC double-glazed doors leading out to rear patio, double-glazed sliding doors leading to dining room.

FIRST FLOOR LANDING

Loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom and 1 to cupboard.

MASTER BEDROOM 11' 8" x 11' 4" (3.55m x 3.45m)

Natural wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Professionally fitted wardrobes to 1 wall providing a good degree of storage and hanging space, door leading off to en-suite.



EN-SUITE 5' 7" x 5' 0" (1.70m x 1.52m)

Vinyl flooring, rear facing white uPVC double-glazed window with privacy glass, toilet with low level cistern, corner shower with jet system and sliding glass doors.

BEDROOM 2 9' 9" x 7' 0" (2.97m x 2.13m)

Wood-effect flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

BEDROOM 3 12' 2" x 8' 4" (3.71m x 2.54m)

Wood-effect flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard. This is also a good size double bedroom.

BATHROOM 6' 5" x 5' 6" (1.95m x 1.68m)

Wood-effect tiled flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white hand basin with chrome tap, p-shaped bath with curved glass shower screen, and shower fed from the main hot water system, chrome taps. The walls are finished in a ceramic tile with decorative border. Recessed lights to ceiling.

GARAGE 8' 3" x 8' 2" (2.51m x 2.49m)

Portioned to create additional space in the kitchen. Great space for storage and has a remote control roller shutter door.

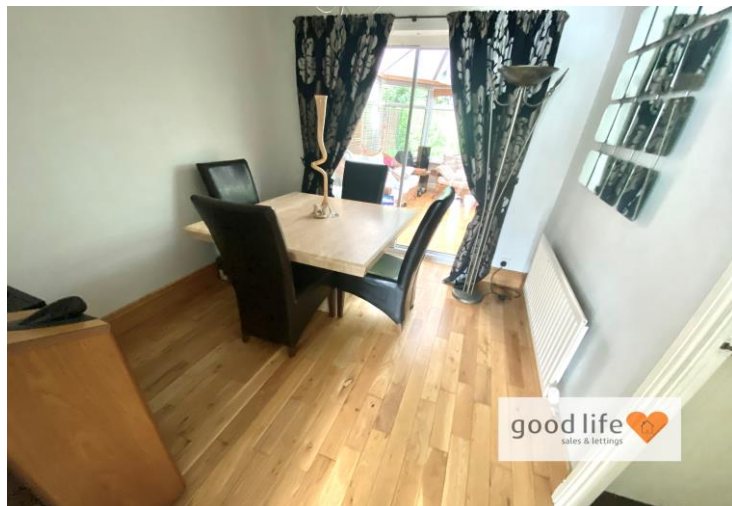
EXTERNALLY

Block paved driveway suitable for parking at least 2 vehicles with potential to extend further. To the rear there is a paved patio with perimeter fencing and positioned to afford a good degree of privacy in a nice aspect.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	69	
(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.