



## Devon Drive, Silksworth, Sunderland

**£130,000**

**SPACIOUS 2 DOUBLE BED HOME + DOUBLE LOFT ROOM  
ACCESSED BY FIXED STAIRCASE**

**VERY LARGE REAR GARDEN PLOT**

**SENSIBLY PRICED**

**LARGE CONSERVATORY TO REAR**

**EPC RATING (to follow)**

**TERRIFIC OPPORTUNITY**

SPACIOUS 2 DOUBLE BED HOME + DOUBLE LOFT ROOM ACCESSED BY FIXED STAIRCASE - LARGE CONSERVATORY TO REAR - VERY LARGE REAR GARDEN PLOT - SENSIBLY PRICED - TERRIFIC OPPORTUNITY... Good Life Homes are delighted to bring to the market an exceptional opportunity to acquire a spacious family home in a very sought after location. With some expensive additions to the original layout, the property benefits from a double loft room with fixed staircase from the first floor landing, carpet flooring, window and central heating radiator offering excellent versatile possibilities. The property also has a large rear conservatory adding considerably to the ground floor accommodation and with views over the very large garden plot. The rear garden plot is exceptional and offers terrific possibilities for creating an amazing outdoor family space. Briefly comprising; entrance porch, large lounge, breakfasting kitchen, conservatory, downstairs WC, 2 double bedrooms, bathroom, loft room, extensive gardens and brick out buildings formerly wash-house and cola house. An excellent opportunity and sensibly priced, 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 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

Entrance via GRP double-glazed door, laminate wood-effect flooring, white uPVC double-glazed window, partially-glazed door to lounge.

### LOUNGE 18' 2" x 12' 7" (5.53m x 3.83m)

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, open plan staircase leading to first floor, under stairs cupboard. The chimney breast has been bricked out with the potential to install a log burner in the future if required. Partially-glazed door leading through to breakfasting kitchen.

### BREAKFASTING KITCHEN 18' 0" x 9' 5" (5.48m x 2.87m)

Laminate wood-effect flooring, double radiator, white uPVC double-glazed window facing out to conservatory, white uPVC double-glazed doors leading out to conservatory, white uPVC double-glazed door leading out to external side, door leading off to WC. Fitted kitchen with a range of wall and floor units in a white finish with contrasting work surfaces. Integrated oven with 6 ring gas hob, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space and plumbing for a dishwasher, space for tall fridge/freezer.

### WC 5' 0" x 2' 9" (1.52m x 0.84m)

Laminate tile flooring, white toilet with low level cistern, side facing white uPVC single-glazed window.

### CONSERVATORY 11' 7" x 6' 10" (3.53m x 2.08m)

Measurements taken at widest points. Partially tiled flooring, partially carpet flooring, column style radiator, white uPVC double-glazed window facing out to rear garden and white uPVC double-glazed door leading out to the rear. Opaque polycarbonate roof. This is a really large conservatory which adds more than 150 sq ft onto the ground floor living space.

### FIRST FLOOR LANDING

Side facing white uPVC single-glazed window, front facing white uPVC double-glazed window. 3 doors leading off, 2 to bedrooms, 1 to bathroom and fixed staircase leading to loft room.



### BEDROOM 2 10' 10" x 8' 10" (3.30m x 2.69m)

This is a double bedroom. Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Built in cupboard providing storage. This is a double bedroom.

### BATHROOM 8' 10" x 5' 3" (2.69m x 1.60m)

Tile flooring, white toilet with low level cistern, corner shower with sliding glass doors and electric shower, bath with chrome taps and flat panel radiator, designer style sink built onto pedestal, rear facing white uPVC double-glazed window with privacy glass.

### BEDROOM 1 11' 4" x 11' 0" (3.45m x 3.35m)

Natural wood flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.

### LOFT ROOM 12' 5" x 12' 4" (3.78m x 3.76m)

This is a double room. Carpet flooring, double radiator, side facing white uPVC double-glazed window with privacy glass. Built-in cupboard providing storage into the eaves. This is a good size double room with versatile use. Electric lighting.

### EXTERNALLY

Low maintenance garden with potential for car standing. The property benefits from a very large rear garden plot with approx. south east aspect which is a terrific aspect to the property with brick outhouses formally wash house and coal house. Access down to the side of the property.



