



Charter Drive, East Herrington, Sunderland

Offers in the Region Of £199,995

LARGE PLOT 3 BEDROOM SEMI-DETACHED HOME - GREAT EAST HERRINGTON LOCATION FOR COMMUTING, SCHOOLS ETC - UPVC DOUBLE GLAZING & COMPLETE NEW ENERGY EFFICIENT HEATING SYSTEM - ENERGY EFFICIENT AIR SOURCE HEAT PLUS SOLAR PANELS - RECENT BATHROOM RENOVATION INCL WALK-IN DOUBLE SHOWER - GENEROUS REAR GARDEN WITH SUNNY ASPECT - GARAGE & GENEROUS PARKING TO FRONT... Good Life Homes are delighted to bring to the market a spacious 3 bedroom home in sought after East Herrington close to East Herrington Primary School and great for commuting being just a few minutes from A19/A690. Well-maintained in recent years, the property has benefitted from some costly updating works including but not limited to uPVC double glazing, new bathroom and a complete new energy efficient heating installation comprising radiators, air-source heat exchanger and solar panels - all designed for maximum efficiency and to keep energy bills to a minimum. Offering good value, this lovely home briefly comprises; entrance hall, spacious lounge through dining room, kitchen, utility, down stairs WC, 3 bedrooms, bathroom, garage, gardens to front and rear. 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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- **UPVC DOUBLE GLAZING & COMPLETE NEW ENERGY EFFICIENT HEATING SYSTEM**
- **GREAT EAST HERRINGTON LOCATION FOR COMMUTING, SCHOOLS ETC**
- **EPC RATING C**

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