



Ludlow Road, Tunstall, Sunderland

£325,000

STUNNING ATTRACTIVE EXTENDED 4 BED SEMI-DETACHED HOME

CONSERVATORY & IMPRESSIVE EXTENDED KITCHEN

MULTIPLE VEHICLE PARKING TO THE FRONT PLUS GARAGE

FABULOUS LARGE LANDSCAPED REAR GARDEN WITH SUNNY ASPECT

EPC RATING D

GREAT OPPORTUNITY TO ACQUIRE SUPERB HOME ON UNRIVALLED PLOT

STUNNING ATTRACTIVE EXTENDED 4 BED SEMI-DETACHED HOME - FABULOUS LARGE LANDSCAPED REAR GARDEN WITH SUNNY ASPECT - CONSERVATORY & IMPRESSIVE EXTENDED KITCHEN - MULTIPLE VEHICLE PARKING TO THE FRONT PLUS GARAGE - GREAT OPPORTUNITY TO ACQUIRE SUPERB HOME ON UNRIVALLED PLOT ... Good Life Homes are delighted to bring to the market a wonderful opportunity to acquire a superb extended 4 bedroom home on a fabulous large landscaped garden plot to the rear which really has to be seen to be believed. Internally, the property is tastefully presented throughout and briefly comprises; entrance hall, 2 generous reception rooms, gorgeous extended kitchen/diner, large conservatory with lovely views over the garden, 4 first floor bedrooms and tasteful family bathroom. To the front there is a large multi-vehicle driveway and a garage with lighting and electrics and plumbing for washing machine/dryer. Offering an exceptional and unique opportunity, 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 white uPVC double-glazed door. Laminate wood-effect flooring, carpeted stairs to first floor landing, front facing white uPVC double-glazed window, radiator concealed behind cover, understairs cupboard, 3 doors leading off, 2 to reception rooms, 1 to dining kitchen.

RECEPTION ROOM 1 14' 0" x 12' 0" (4.26m x 3.65m)

Measurements taken into alcove and bay. Laminate wood-effect flooring, radiator behind cover, feature fireplace with quartz hearth and back and built-in coal-effect gas fire, front facing white uPVC double-glazed bay window. This is a lovely size reception room.

RECEPTION ROOM 2 14' 10" x 12' 0" (4.52m x 3.65m)

Larger than the first reception room, this rear facing reception room has laminate wood-effect flooring, radiator, stylish fireplace in quartz finish with coal-effect fire, white uPVC double-glazed window situated either side of white uPVC double-glazed patio doors which lead out to conservatory.

KITCHEN/DINING ROOM 20' 0" x 9' 7" (6.09m x 2.92m)

Measurements taken at widest points. Beautiful room with white uPVC double-glazed door leading out to the conservatory, 2 sets of white windows, rear facing and side facing with views over rear garden, white uPVC double-glazed doors leading out into the gardens. Fitted kitchen in a cream finish with stone-effect work surfaces, granite style sink with single bowl, single drainer and matching Monobloc tap. 4 ring gas hob with integrated extractor, double integrated electric oven situated at waist height for convenience. American style fridge/freezer is situated in the recess and integral door leads off to the garage, door leads off to separate WC. The dining kitchen is sufficiently proportioned to accommodate a table and chairs.

WC 6' 2" x 3' 7" (1.88m x 1.09m)

Vinyl tile-effect flooring, white hand basin built into unit with chrome tap, white toilet with low level cistern. Side facing white uPVC double-glazed window with privacy glass. uPVC cladding to ceiling and walls.

CONSERVATORY 19' 7" x 7' 6" (5.96m x 2.28m)

Measurements taken at widest points. Laminate wood-effect flooring, radiator, white uPVC double-glazed windows with fabulous views over the garden and white uPVC double-glazed patio doors leading out to patio and garden, opaque poly-carbonate roof and double-glazed doors leading back into reception room 2 and kitchen. This is a lovely light and spacious conservatory, perfectly positioned to take advantage of the garden and sunny aspect.

FIRST FLOOR LANDING

Doors leading off to bedrooms and bathroom.



BEDROOM 1 14' 0" x 10' 4" (4.26m x 3.15m)

Carpet flooring, radiator, front facing white uPVC double-glazed bay window. Fitted wardrobes running the length of 1 wall providing a good degree of storage and hanging space with matching dressing table and drawers.

BEDROOM 4 7' 9" x 5' 10" (2.36m x 1.78m)

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bow window. This bedroom is comfortably large enough to accommodate a single bed.

BEDROOM 2 12' 0" x 10' 8" (3.65m x 3.25m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with lovely views over the garden.

BATHROOM 7' 7" x 6' 5" (2.31m x 1.95m)

Tiled flooring, radiator, side facing white uPVC double-glazed window with privacy glass, white bathroom suite comprising; toilet with low level cistern, sink built into drawer unit with chrome tap, corner bath with chrome tap and electric shower over and folding shower screen. The walls are finished in a ceramic tile with uPVC cladding and recessed lights to the ceiling.

BEDROOM 3 14' 5" x 11' 5" (4.39m x 3.48m)

Part of an extension to the original house this is a large double bedroom. Front facing white uPVC double-glazed bow window, double radiator and fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

GARAGE 11' 6" x 11' 5" (3.50m x 3.48m)

Manual up and over garage door providing access, integral door leading into the kitchen. Wall mounted Combi boiler, space and plumbing for a washing machine and dryer.

EXTERNALLY

Block paved driveway suitable for multi-vehicle parking leading to attached garage with brick archway to the side providing access to the rear. The property enjoys an absolutely stunning rear garden plot which benefits from sunshine for the majority of the day in various parts of the garden. immaculately maintained with lawns, evergreen shrubs, large patio and various garden sheds. The garden is simply stunning and has to be seen to be appreciated. This would be perfect for grandchildren or potential buyers who really appreciate a beautiful garden space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	