



Lambourne Road, Tunstall, Sunderland

£275,000

VERY SOUGHT AFTER LOCATION

MODERN BATHROOM & KITCHEN

DRIVEWAY & GARAGE

3 BEDROOM SEMI-DETACHED HOME ON LARGE CORNER/SIDE GARDEN PLOT

EPC RATING (to follow)

EXTENSIVE GARDENS TO REAR & SIDE WITH AMPLE SPACE FOR FUTURE EXTENSION (subject to normal planning approvals)

VERY SOUGHT AFTER LOCATION - 3 BEDROOM SEMI-DETACHED HOME ON LARGE CORNER/SIDE GARDEN PLOT - MODERN BATHROOM & KITCHEN - DRIVEWAY & GARAGE - EXTENSIVE GARDENS TO REAR & SIDE WITH AMPLE SPACE FOR FUTURE EXTENSION (subject to normal planning approvals) ... Good Life Homes are delighted to bring to the market a home located in what is widely regarded as one of the cities most sought after locations. Sitting on an almost double-width garden plot and sure to appeal to buyers looking for a large garden or the potential for future extension, this spacious 3 bedroom semi-detached home has undergone some updating works in recent years including bathroom, kitchen, double glazing and central heating and is ready to move into. The property briefly comprises; entrance porch, entrance hall, WC, lounge through dining room, kitchen, utility, garage, 3 first floor bedrooms and bathroom. Externally to the front there is a driveway and to the rear is a generous well-maintained garden plot. Of particular interest to potential buyers will be the side garden plot which offers opportunities for gardeners or future extension depending on the needs of the new owners. A wonderful 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 PORCH

Entrance via white uPVC double-glazed door. Vinyl wood-effect flooring, front facing white uPVC double-glazed window, white uPVC double-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, carpeted stairs first floor landing, door leading off to downstairs WC, door leading off to lounge, door leading off to kitchen.

DOWNSTAIRS WC 5' 5" x 2' 9" (1.65m x 0.84m)

Vinyl tile-effect flooring, single-glazed circular window with privacy glass, white toilet with low level cistern, white hand basin with chrome taps.

LOUNGE 14' 10" x 14' 10" (4.52m x 4.52m)

Measurements taken at widest point and into alcove. Carpet flooring, front facing white uPVC double-glazed bow window. Feature fire surround in a quartz style finish with built-in electric fire. The lounge is mostly open plan to the dining room.

DINING ROOM 10' 10" x 9' 0" (3.30m x 2.74m)

Carpet flooring, radiator, white uPVC double-glazed patio doors leading out to rear raised decked patio.

KITCHEN 11' 3" x 9' 0" (3.43m x 2.74m)

Vinyl wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views over the garden. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with wood-effect laminate work surfaces, 5 ring gas hob with large oven beneath, feature extractor chimney and matching stainless steel splash back, built-in cupboard housing modern Combi boiler, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, door leading off to utility room.

UTILITY ROOM 9' 2" x 5' 0" (2.79m x 1.52m)

Vinyl wood-effect flooring, radiator, white uPVC double-glazed window and white uPVC double-glazed door also leading out the rear. Space for tall fridge/freezer, space and plumbing for a washing machine, integral door leading into the garage.



FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1 13' 3" x 11' 0" (4.04m x 3.35m)

Carpet flooring, double radiator, 2 front facing white uPVC double-glazed windows. This is a large double bedroom.

BEDROOM 3 9' 0" x 8' 1" (2.74m x 2.46m)

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

BEDROOM 2 13' 4" x 10' 9" (4.06m x 3.27m)

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

BATHROOM 9' 0" x 6' 0" (2.74m x 1.83m)

Tiled flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome tap, bath with tiled panel and chrome taps, separate shower cubicle with shower fed from the main hot water system. Built-in mirror to one wall, extractor fan and small loft hatch.

GARAGE 16' 1" x 8' 8" (4.90m x 2.64m)

Electric roller shutter garage door, electric consumer unit, electric meter and gas meter, 2 side facing white uPVC double-glazed windows with views over the garden, integral door leading into utility.

EXTERNALLY

Block paved driveway suitable for parking at least one vehicle with the potential to extend further. Extensive gardens with a large side plot and pedestrian gated access to the rear where there are additional extensive gardens. One of the key features of this particular property is the garden plot it sits upon roller shutter garage door leading to garage.



