



## Longridge Square, Tunstall, Sunderland

**Offers in the Region Of £295,000**

**STUNNING LOUNGE THROUGH DINING ROOM**

**FIRST FLOOR DOUBLE BEDROOM WITH EN SUITE**

**CONSERVATORY**

**1 DOUBLE BEDROOM AND OFFICE ON GROUND FLOOR**

**EPC RATING D**

**FABULOUS LOCATION**

STUNNING EXTENDED BUNGALOW IN CUL DE SAC POSITION - LARGE REAR/SIDE GARDEN PLOT SOUTH & WEST FACING FOR MAXIMUM SUN - FULLY RECENT STYLISH REFURBISHMENT - 2 DOUBLE BEDROOMS + OFFICE - 2 BATHROOMS - CONSERVATORY - 1 DOUBLE BEDROOM AND OFFICE ON GROUND FLOOR - FIRST FLOOR DOUBLE BEDROOM WITH EN SUITE - STUNNING LOUNGE THROUGH DINING ROOM ... Good Life Homes are delighted to bring to the market a superb bungalow of undoubted quality which offers spacious and complete one-level living with an additional double bedroom plus en suite on the first floor. Completely renovated by the current owners, this gorgeous home has benefitted from new windows, solid wood kitchen and quality appliances, new bathroom, new boiler and radiators and new oak flooring - and more; all done with a no-expense spared approach. Benefitting from being on a superb plot to the rear and side offering a high degree of privacy, the internal accommodation briefly comprises; entrance hall, lovely open plan office area (formerly double bedroom) with staircase to first floor bedroom and en suite, stylish bathroom, double bedroom with bay window, gorgeous kitchen with conservatory leading off, simply stunning large lounge dining room with stylish brick chimney breast and doors and windows to one end offering lovely views over the garden. Externally to the front is driveway parking. This is a stunning home by any standard and would suit someone who would like an up to date quality spacious bungalow with the convenience of one level living in a desirable residential location, whilst having the additional benefit of a first floor double bedroom and en suite for guests, stay overs or simply useful additional space. 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, tiled flooring, white uPVC double-glazed window. Partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Natural wood flooring, designer style double radiator, doors leading off to bedroom 1, lounge dining room, bathroom and kitchen. Open plan doorway extends into what would have formally been bedroom 2 and could still be used as a bedroom but more likely operates as a study area with open plan staircase leading to first floor. Front facing white uPVC double-glazed window allows extra light to stream into this room and the entrance hall.

### OFFICE FORMALLY BEDROOM 2 11' 6" x 10' 10" (3.50m x 3.30m)

Measurements taken at widest points. Natural wood flooring, designer style radiator, front facing white uPVC double-glazed window. Open plan door way leading into, fixed staircase leading to first floor.

### BEDROOM 1 14' 10" x 11' 10" (4.52m x 3.60m)

Measurements taken at widest points and into bay. Natural wood flooring, double designer style radiator, front facing white uPVC double-glazed window. This a lovely large double bedroom.

### LOUNGE DINING ROOM 23' 2" x 11' 10" (7.06m x 3.60m)

Absolutely stunning space with natural wood flooring, 2 double designer style radiators, white uPVC double-glazed patio doors leading out to rear patio and garden with fixed uPVC double-glazed windows either side providing a gorgeous view over the patio and garden beyond. A wonderful feature in this wonderful room is the natural stripped back chimney breast with a rail way sleeper style mantle and tiled hearth. This beautiful room is sufficiently portioned to accommodate most arrangements of furniture and dining table and chairs.

### BATHROOM 9' 8" x 6' 0" (2.94m x 1.83m)

Stylish tile flooring, designer style radiator in black, 2 side facing white uPVC double-glazed windows with privacy glass. White bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome taps with separate shower over comprising of fixed overhead shower and separate handheld shower. Bathroom porcelain is in a very tasteful Victorian style with gorgeous central period light. The walls are finished in a white ceramic tile around the bath, sink and wc area.



### KITCHEN 11' 0" x 10' 9" (3.35m x 3.27m)

Continuation of natural wood flooring, double designer style radiator, white uPVC double-glazed window with views over the garden. Superb designer style fitted kitchen with a range of wall and floor units in a shaker style deep blue finish with natural wood work surface. Central to the kitchen is a beautiful ceramic sink with bowl and a half, single drainer and monobloc tap, integrated electric oven, 5 ring ceramic hob and feature extractor chimney in stainless steel finish, all top quality Siemens. Space for an American style fridge/freezer and matching cupboard contains modern combi boiler. Space and plumbing for a washing machine. Partially-glazed door leads off to conservatory.

### CONSERVATORY 10' 10" x 9' 0" (3.30m x 2.74m)

Continuation of the natural wood flooring, opaque polycarbonate roof, white uPVC double-glazed windows with lovely views over both sides of the garden and white uPVC double-glazed doors, 1 forward and 1 rear facing. The conservatory is perfectly positioned to capture the sunny aspect in the garden.

### FIRST FLOOR LANDING

Radiator, built in cupboard, door leading off to bedroom 2.

### BEDROOM 2 14' 3" x 10' 5" (4.34m x 3.17m)

Laminate wood-effect flooring, radiator, 2 double glazed roof windows with built in blinds, 2 sets of built in wardrobes providing a good degree of storage and hanging space. Door leading off to en suite

### EN-SUITE 9' 5" x 5' 9" (2.87m x 1.75m)

Tiled flooring, radiator, double-glazed roof window, white bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome taps with showerhead attachment.

### EXTERNALLY

Driveway parking for 1 or 2 vehicles parking comfortably which is block paved with access to the property through a gate leading to the side. The side and rear garden benefit from a south and west facing aspect which they enjoy sunshine for the majority of the day, weather permitting, they offer an extremely private large garden space comprising of large area of lawn, extensive area of decking immediately adjacent to the rear of the house and perimeter fencing, variety of shrubs and conifers.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

