



Aylesford Mews, Greystoke, Sunderland

£240,000

LUXURY TOWNHOUSE ON PRESTIGIOUS DEVELOPMENT

3 BEDROOM/2 EN-SUITE TOWN HOUSE

GROUND FLOOR SEPARATE LOUNGE OR OFFICE

EPC RATING C

**GORGEOUS DINING KITCHEN WITH PATIO DOORS ONTO
FABULOUS REAR GARDEN**

GARAGE & DRIVEWAY TO REAR PLUS ON STREET PARKING

FABULOUS 3 BEDROOM/2 EN SUITE TOWN HOUSE ON THIS EXCLUSIVE DEVELOPMENT WITH SUPERB DINING KITCHEN... Good Life Homes are delighted to bring to the market this quality home on this exclusive development. Formerly a 4 bedroom home and now 3 bedroomed, two bedrooms were combined to create one very large bedroom with an en suite to accompany 2 further double bedrooms and an additional en suite plus a main bathroom. Of particular note is the superb dining/kitchen with doors leading out onto a fabulous rear garden with composite decking and a sunny aspect. Briefly comprising, entrance vestibule, WC, entrance hall, ground floor office, dining kitchen, utility room, first floor landing with doors leading off to principal bedroom, en suite and lounge, second floor landing with doors leading off to bedroom 2, en suite, bedroom 3 and bathroom. 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 VESTIBULE

Entrance via double-glazed door. Stylish tile flooring, radiator, partially-glazed door, door leading off to WC.

WC 5' 8" x 2' 10" (1.73m x 0.86m)

Tiled flooring, traditional Avoca style radiator, toilet with low level cistern, sink with single pedestal, tiles above, front facing white uPVC double-glazed window with privacy glass. Electric consumer unit. Extractor fan.

ENTRANCE HALL

Carpeted stairs to first floor, understairs cupboard providing storage, door leading to ground floor lounge, door leading off utility, door leading off to breakfasting kitchen.

GROUND FLOOR LOUNGE/HOME OFFICE. 13' 7" x 10' 10" (4.14m x 3.30m)

Carpet flooring, double radiator, white uPVC double-glazed bay window with lovely views to the front. This would make a terrific large home office or ground floor reception or formal dining room.

DINING KITCHEN 16' 0" x 10' 5" (4.87m x 3.17m)

Mosaic-effect tile flooring, stylish kitchen with laminate work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish. Ceramic style sink with flexible hose tap. integrated under bench fridge, integrated dishwasher. Ample space for dining table and chairs and patio doors leading out to rear patio and garden.

UTILITY ROOM 6' 5" x 5' 6" (1.95m x 1.68m)

Mosaic-effect tile flooring, single radiator, double-glazed door leading to the rear. Space and plumbing for a washing machine, space for American style fridge/freezer. Wall mounted central heating boiler.

FIRST FLOOR LANDING

Two doors leading off, 1 to double bedroom and 1 to lounge plus staircase leading to second floor.

PRINCIPAL BEDROOM 15' 7" x 10' 6" (4.75m x 3.20m)

Carpet flooring. Double radiator, white uPVC double-glazed doors leading out to Juliet balcony and views to the rear. Door leading off to en suite.

EN SUITE 6' 6" x 5' 0" (1.98m x 1.52m)

Tiled flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, corner shower with glass shower screen and shower fed from the main hot water system. The walls around the shower are finished to full height in a stylish Metro tile which continues to approx. half height around the remainder of the en suite.



LOUNGE 17' 7" x 10' 8" (5.36m x 3.25m)

Carpet flooring, double and single radiator, front facing white uPVC double-glazed window. White uPVC double-glazed door leading out to Juliet balcony with lovely views to the front. This is a good size lounge suitable for different arrangements of furniture

SECOND FLOOR LANDING

2 built-in cupboards providing useful shelving and storage. 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 2 17' 8" x 14' 4" (5.38m x 4.37m)

Measurements taken at widest points. Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows. Door leading off to en suite. This was formally 2 bedrooms which has had the adjoining wall removed to create 1 large bedroom which could quite easily operate as the mater bedroom with the en suite attached.

EN SUITE

Tiled flooring, radiator, white sink with single pedestal and chrome tap, white toilet with low level cistern, shower cubicle.

BEDROOM 3 10' 6" x 9' 3" (3.20m x 2.82m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window.

BATHROOM 7' 10" x 6' 0" (2.39m x 1.83m)

Tiled flooring, Acova style towel radiator, rear facing white uPVC double-glazed window. White sink with single pedestal and chrome taps, white toilet with low level cistern, white bath with tiled panel, chrome tap with showerhead attachment. The walls are finished to approx. half height with Metro tiles. Extractor fan.

GARAGE

Manual up and over garage door, driveway parking in front plus additional on street parking to the front of the property.

EXTERNALLY

The property benefits from a lovely rear garden with stylish raised decked patio, 2 areas laid to lawn with step paving between leading to rear gate which in turn leads to driveway and detached garage.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 