



## Ludlow Road, Tunstall, Sunderland

**Offers in the Region Of £255,000**

**SUPERB LOCATION 3 BEDROOM SEMI-DETACHED HOME**

**RENOVATED IN RECENT YEARS**

**LOVELY KITCHEN AND STUNNING BATHROOM**

**EXTENDED TO REAR OF GARAGE CREATING LARGER KITCHEN  
KITCHEN/FAMILY/DINING AREA**

**EPC RATING E**

**LARGE GARDEN PLOT**

SUPERB LOCATION 3 BEDROOM SEMI-DETACHED HOME - EXTENDED TO REAR OF GARAGE CREATING LARGER KITCHEN KITCHEN/FAMILY/DINING AREA - RENOVATED IN RECENT YEARS - LOVELY KITCHEN AND STUNNING BATHROOM - LARGE GARDEN PLOT - BEAUTIFUL READY TO MOVE INTO HOME... Good Life Homes are delighted to bring to the market a recently fully renovated 3 bedroom semi-detached home in this sought after location. Offering a ready to move into opportunity, this gorgeous home briefly comprises; driveway and garage, entrance hall with stylish staircase, lovely front lounge with bay window and stylish fireplace, combined dining/family/kitchen area to rear with recent facelift kitchen and door leading out to rear patio/garden, 3 first floor bedrooms, fabulous family bathroom. Benefitting from a large rear garden plot, viewing arrangements can be made 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 GRP double-glazed door. Laminate wood-effect flooring, carpeted stairs to first floor landing, stylish panelling to approx. half height, stylish column radiator in a graphite colour finish, oak style doors leading off to extended kitchen/dining/family room and reception room 1.

### RECEPTION ROOM 1 14' 2" x 11' 10" (4.31m x 3.60m)

Measurements taken at widest points and into bay. Laminate wood-effect flooring, front facing white uPVC double-glazed bay window, radiator. Stunning fireplace in natural stone style finish with granite hearth and built in fire.

### EXTENDED FAMILY, DINING, KITCHEN 26' 10" x 14' 7" (8.17m x 4.44m)

Measurements taken at widest points. Part of an extension to the original property which creates an additional kitchen area, this stunning room stretches the whole width of the property to the rear, laminate wood-effect flooring, radiator, white uPVC double-glazed bay window in the family room and white uPVC double-glazed window in the kitchen area, central uPVC double-glazed door leading out to rear patio and garden. Open fire place with log burner in the family dining area. Fully fitted kitchen with a range of wall and floor units in a light grey finish with laminate wood-effect work surface, stainless steel dual basin sinks, 4 ring gas hob, integrated double electric oven, space and plumbing for a washing machine and dryer, space for a tall fridge/freezer.

### FIRST FLOOR LANDING

Side facing white uPVC double-glazed, loft hatch with pull down ladders, built in cupboard recently installed combi boiler, 4 doors leading off in a oak finish, 3 to bedrooms and 1 to bathroom.

### BATHROOM 8' 0" x 6' 3" (2.44m x 1.90m)

Laminate stone effect flooring, column style radiator, stylish bathroom comprising of, toilet with low level cistern, sink with chrome legs and matching waste, bath with panel, chrome taps with showerhead attachment and glass shower screen over. Feature wall with stylish tile to the rear and the remainder of the bathroom is finished to approx. half height in a very tasteful white Metro tiles, 2 side facing white uPVC double-glazed windows, recessed lights to ceiling, extractor fan. This is a lovely bathroom.



### BEDROOM 1 15' 0" x 10' 9" (4.57m x 3.27m)

Measurements taken into bay. Carpet flooring, radiator, white uPVC double-glazed bay window. Professionally installed fitted wardrobes either side of the chimney breast and stylish original cast fireplace between. This is a good size double bedroom.

### BEDROOM 2 12' 0" x 9' 8" (3.65m x 2.94m)

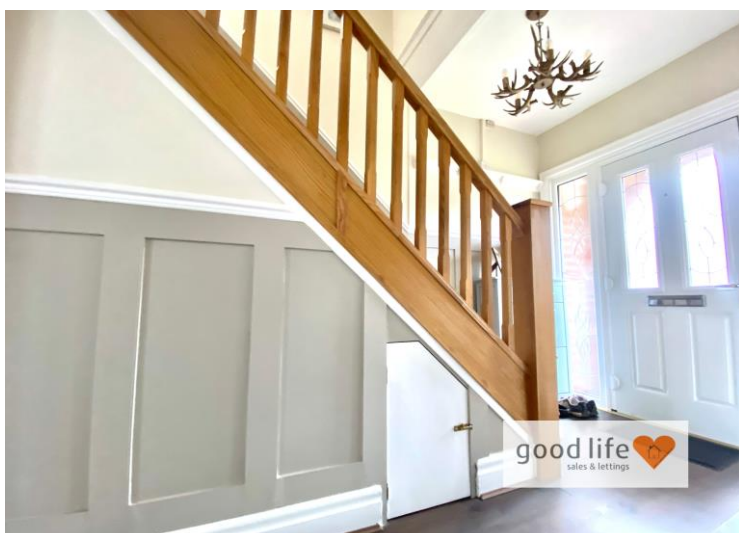
Measurements do not include depth of fitted wardrobes. Carpet flooring, radiator, rear facing white uPVC double-glazed window. Extensive range of professionally fitted wardrobes to 1 wall providing a good of storage and hanging space. This is a good size double bedroom.

### BEDROOM 3 6' 10" x 6' 4" (2.08m x 1.93m)

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

### EXTERNALLY

The property has a block paved driveway suitable for parking at least 1 vehicle leading to garage with manuel up and over garage door. Lawn front garden and stylish arched open entrance porch with tiled flooring. The property has a good size garden plot with raised paved patio areas immediately adjacent to the house with steps leading down onto a well-maintained lawn with further decked patio to the rear.



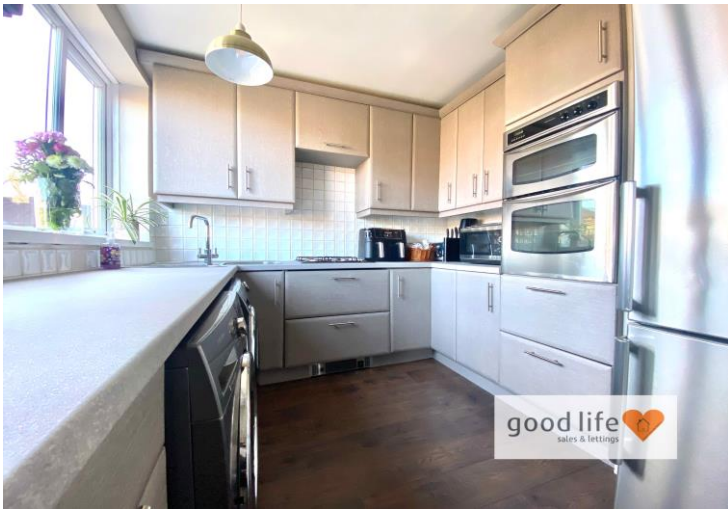




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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