



## Leechmere Road, Grangetown, Sunderland

**Offers in the Region Of £175,000**

**FAMILY 3 BEDROOM SEMI-DETACHED HOME**

**EXTENDED KITCHEN**

**GARAGE & LONG DRIVEWAY**

**EPC RATING (on order)**

**GENEROUS REAR GARDEN**

**NO CHAIN**

FAMILY 3 BEDROOM SEMI-DETACHED HOME - EXTENDED KITCHEN - GARAGE & LONG DRIVEWAY - GENEROUS REAR GARDEN - NO CHAIN ... Good Life Homes are delighted to bring to the market a spacious extended 3 bedroom semi-detached home at the top end of Leechmere Road near Tunstall Hill, with the benefit of no ongoing chain. Briefly comprising; long driveway leading to garage, entrance porch, entrance hall, large lounge through dining room, extended kitchen, 3 first floor bedrooms and bathroom, well maintained gardens to front and generous rear garden plot. Benefitting from uPVC double glazing and gas central heating. 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 you won't pay us anything 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 tile flooring, white uPVC double-glazed windows, white uPVC double-glazed door leading into entrance hall .

### ENTRANCE HALL

Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, 2 glazed doors leading off to kitchen and lounge.

### LOUNGE DINING ROOM 25' 3" x 11' 5" (7.69m x 3.48m)

A fabulous open plan lounge dining room which was formally 2 rooms. Carpet flooring, feature fireplace with a wooden surround, tile effect hearth and back and built in coal effect gas fire. white uPVC double-glazed window to the front with views of the garden, white uPVC double-glazed bow window with views over the garden. Large radiator and serving hatch leading from the dining area into the kitchen.

### KITCHEN 16' 0" x 10' 2" (4.87m x 3.10m)

Extended from the rear of the garage and creating a nice size kitchen with laminate wood-effect flooring, radiator, 2 rear facing white uPVC double-glazed window, white uPVC double-glazed door providing access to the rear garden. Range of fitted units in a white high gloss finish with contrasting laminate work surfaces, 4 ring ceramic integrated hob, double built in electric oven, space for tall fridge/freezer, white sink with bowl and a half, single drainer and monobloc tap. Lovely views of the garden from the kitchen sink.

### FIRST FLOOR LANDIN

Lovely side facing white uPVC double-glazed arched window with leaded feature. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM 8' 2" x 7' 2" (2.49m x 2.18m)

The room is L shaped and measurements taken at widest points. Vinyl tile effect flooring, 2 white uPVC double-glazed windows rear and side facing with privacy glass. White toilet with low level cistern, bath with panel and chrome taps, basin with chrome taps and pedestal, shower cubicle built in with electric shower.



### BEDROOM 1 15' 7" x 10' 7" (4.75m x 3.22m)

Measurements taken at widest points. Large double room. Carpet flooring, double radiator, front facing white uPVC double-glazed window towards Tunstall hill. Extensive fitted wardrobes to 2 wall providing a good degree of storage and hanging space.

### BEDROOM 3 8' 4" x 7' 0" (2.54m x 2.13m)

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

### BEDROOM 2 11' 9" x 10' 0" (3.58m x 3.05m)

Measurements taken at widest points. Carpet flooring, double radiator, rear facing white uPVC double-glazed window.

### GARAGE 17' 7" x 7' 8" (5.36m x 2.34m)

Manual up and over door, electric sockets and lighting, fairly recently ( we are advised) combi boiler, side facing white uPVC double-glazed window.

### EXTERNALLY

Driveway suitable for multi vehicle parking, well maintained lawn to the front also. The property benefits from a good size rear garden plot, patio area immediately adjacent to the house and large area of lawn with perimeter fencing to 3 sides.





