



Elstob Place, Elstob Farm, Sunderland

£225,000

**FABULOUS 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW
IN SOUGHT AFTER LOCATION**

**SOUTH WEST REAR ASPECT WITH KOW MAINTENANCE REAR
GARDEN**

LOVELY SHOWER ROOM & RECENT KITCHEN

HUGE REAR CONSERVATORY WITH SOLID "WARM" ROOF

EPC RATING D

FITTED WARDROBES TO BOTH BEDROOMS

FABULOUS 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW IN SOUGHT AFTER LOCATION - HUGE REAR CONSERVATORY WITH SOLID "WARM" ROOF - SOUTH WEST REAR ASPECT WITH KOW MAINTENANCE REAR GARDEN - LOVELY SHOWER ROOM & RECENT KITCHEN - FITTED WARDROBES TO BOTH BEDROOMS - LARGE DRIVEWAY LEADING TO DETACHED SECTIONAL GARAGE WITH REMOTE DOOR, AUTOMATIC ELECTRIC LIGHTING AND SOCKETS - SOUGHT AFTER LOCATION NEAR SAINSBURY'S - NO CHAIN - FULLY MODERNISED AND READY TO MOVE ... Good Life Homes are delighted to bring to the market a superb ready to move into fully modernised semi-detached bungalow all on one level. With modern kitchen and bathroom with walk-in double shower, this lovely bungalow also boasts 2 bedrooms with fitted wardrobes providing lots of hanging and storage space which is always important especially if you're downsizing from a larger home. There's a pleasant lounge with lovely bay window front facing and to the rear is a stunning double glazed conservatory converted with solid roof and benefitting from a large radiator fed from the main central heating system and giving you a super room you can comfortably use year-round. The rear garden needs a little tidying but is fairly low maintenance and benefits from a sunny south west aspect, perfect for enjoying the sun in the afternoon and evenings. To the front is a lawn and a very generous multi-car driveway leading to a fairly new spacious detached sectional garage with remote door, automatic lighting and sockets. This is most definitely a ready to move into spacious home and with the added conservatory to the rear we feel sure that new buyers will make full use of the extra living space this provides and spend a good deal of time at the rear of this lovely home. There's no chain and 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 HALL

Carpet flooring, radiator, loft hatch with built-in pull down ladders. 5 doors leading off, 1 to lounge, 1 to kitchen, 2 to bedrooms and 1 to bathroom.

LOUNGE 15' 4" x 12' 8" (4.67m x 3.86m)

A lovely lounge with carpet flooring, radiator, gorgeous uPVC double-glazed bay window with leaded glass and pleasant views to the front over the garden. Tasteful fire surround in a stone-effect finish with granite hearth and back and built-in coal-effect gas fire.

BEDROOM 1 12' 2" x 9' 7" (3.71m x 2.92m)

Measurements do not include depth of the fitted wardrobes. Carpet flooring, double radiator, front facing white uPVC double-glazed window with leaded glass. Professionally fitted wardrobes to one wall providing a terrific degree of storage and hanging space. This is a good size double bed.

BEDROOM 2 11' 5" x 9' 0" (3.48m x 2.74m)

This is also a double bedroom. Carpet flooring, double radiator, rear facing white uPVC double-glazed window with leaded glass and built-in plantation shutters. There are fitted wardrobes providing a very good degree of storage and hanging space with matching drawer unit.

BATHROOM 6' 9" x 6' 0" (2.06m x 1.83m)

Stylish tiling to walls and floor with equally stylish marble-effect wall panels within the double shower cubicle. Double shower cubicle with sliding door and low profile tray providing east access and shower fed from the main hot water system. Recessed lights to ceiling, chrome towel heater style radiator. White basin with chrome tap and toilet with concealed cistern all built into a stylish unit. White uPVC double-glazed window with leaded privacy glass facing out to conservatory.

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

A lovely kitchen with laminate slate-effect tiled flooring, stylish fitted kitchen with a range of wall and floor units in a light cream finish and contrasting laminate work surfaces, granite style sink with bowl and a half, single drainer and Monobloc tap. Modern Combi boiler with service history concealed within matching kitchen unit. Space for washing machine, space for tall fridge/freezer, integrated Bosch oven with matching 5 ring Bosch hob and stylish extractor chimney in stainless steel finish.



Ample storage cupboards and work surface space for a busy kitchen. Side facing white uPVC double-glazed window with leaded glass, white uPVC double-glazed doors leading out to conservatory.

CONSERVATORY 16' 6" x 15' 0" (5.03m x 4.57m)

Measurements taken at widest points. A stunning rear conservatory positioned to take full advantage of the sunny south west aspect to the rear of the property. Laminate wood-effect flooring, large double radiator fed from the main Combi boiler, white uPVC double-glazed window, white uPVC double-glazed door leading out to the rear garden. The conservatory has had a fairly recent warm roof fitted, and with the additional of the large double radiator creates a lovely useable ground floor space throughout the year which we are certain will mean you will spend the majority of the your days in this lovely light, warm sunny living space leading just off the kitchen.

EXTERNALLY

The property has a fairly recent resin driveway which would be suitable for parking multiple vehicles leading to detached garage which is sectional steel with a render on the outside, electric sockets and automatic lighting and remote control door with remote control vehicle access door and separate pedestrian door to the side/rear. The lawn front garden with gravel borders and some shrubs, resin driveway theme continues with a path in front of the house, down the side and to the rear garden. Access to the property is via GRP double-glazed door positioned to the side. The garden is fairly low maintenance and wouldn't take to much work to get back into pristine shape with the majority laid to paving with pergola, raised borders and a large area of decking positioned behind the garage to take full advantage of the sunny aspect. Garden shed providing some additional useful storage.





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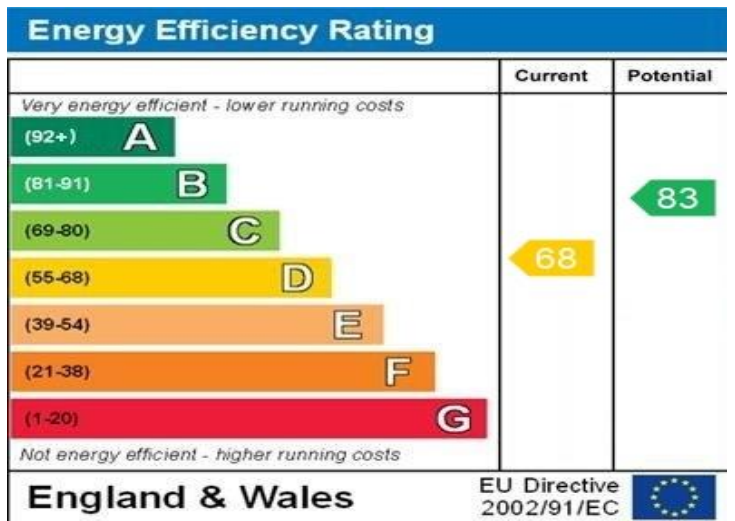
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