



## Midhurst Close, Moorside, Sunderland

**Offers in the Region Of £195,000**

**EXTENDED 3 BEDROOM SEMI-DETACHED HOME**

**SOUGHT AFTER MOORSIDE LOCATION**

**REMOTE GARAGE & DRIVEWAY**

**EPC RATING D**

**SPACIOUS LOUNGE THROUGH DINING ROOM**

**VERY WELL PRESENTED THROUGHOUT**

EXTENDED 3 BEDROOM SEMI-DETACHED HOME - SOUGHT AFTER MOORSIDE LOCATION - REMOTE GARAGE & DRIVEWAY - SPACIOUS LOUNGE THROUGH DINING ROOM - VERY WELL PRESENTED THROUGHOUT - BEAUTIFULLY MAINTAINED GENEROUS GARDEN PLOT - DOWNSTAIRS WC - NEW ROOF IN 2023 - CLOSE TO GREAT SCHOOLS - PERFECT COMMUTER LOCATION ... Good Life Homes are delighted to bring to the market a very well presented 3 bedroom semi-detached home extended to the rear and also benefitting from a complete new roof in 2023. Offering spacious accommodation and benefitting from a very generous well-maintained garden plot, the property briefly comprises; driveway and garage with remote access, entrance hall, large lounge through dining room, dining kitchen, WC, 3 first floor bedrooms, bathroom, large well maintained rear garden plot. 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.

46 Windsor Terrace , Sunderland, SR2 9QF  
Tel: 0191 565 66 55 Email: [info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)  
[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

## ACCOMMODATION

### ENTRANCE PORCH

Tiled flooring, white uPVC double-glazed windows, white uPVC double-glazed door leading to entrance hall.

### ENTRANCE HALL

Laminate wood-effect flooring, double radiator, under stairs cupboard, carpeted stairs to first floor landing, built-in cloaks cupboard providing additional storage. Partially-glazed door leading to lounge.

### LOUNGE 14' 0" x 11' 7" (4.26m x 3.53m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window with pleasant views. Feature fire surround with marble style hearth and back and built-in electric fire. The lounge is mostly open plan to the dining room.

### DINING ROOM 10' 8" x 8' 7" (3.25m x 2.61m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window, partially-glazed door leading into dining kitchen. The dining room shares a wall with the dining kitchen and there would be potential to knock through in the future if someone wanted to create a very large dining kitchen running the length of the rear of the property.

### DINING KITCHEN 18' 4" x 10' 7" (5.58m x 3.22m)

Laminate wood-effect and vinyl-effect flooring, double radiator, a natural dining area with double-glazed sliding doors leading out to rear garden and patio, archway leading to the kitchen area with under floor heating, door leading off to WC. The kitchen comprises a range of wall and floor units in a white high gloss finish with contrasting laminate work surfaces. Ceramic sink with bowl and a half, single drainer and Monobloc tap. Additional white uPVC double-glazed window with lovely views over the rear garden. Stylish tiles between the wall and floor units. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish. Tall fridge/freezer which the vendor intends to leave. Washing machine concealed within the unit which can potentially be left. Leading off the kitchen dining room is a WC. Part of an extension to the original property occupying the space to the rear of the garage.

### WC 4' 5" x 3' 3" (1.35m x 0.99m)

Installed separated and created with a partition wall, the WC has laminate tile-effect flooring, hand basin with chrome tap, toilet with concealed cistern and push button flush.



### FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, 4 doors leading off, 1 to bathroom and 3 to bedrooms.

### BEDROOM 1 12' 1" x 7' 10" (3.68m x 2.39m)

Measurements do not include depth of fitted wardrobes. Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with sliding doors. This is a good size double bedroom.

### BEDROOM 2 9' 0" x 8' 8" (2.74m x 2.64m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes with sliding doors.

### BEDROOM 3 9' 0" x 7' 8" (2.74m x 2.34m)

A good size for a 3rd bedroom. Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing additional storage.

### BATHROOM 8' 6" x 4' 6" (2.59m x 1.37m)

Large bathroom with vinyl wood-effect flooring, radiator, white toilet with low level cistern, white sink built into vanity unit with chrome tap, white bath with panel, chrome bath taps with showerhead attachment plus separate chrome thermostatic shower fed from the Combi boiler system comprising; fixed hand held shower and separate hand held shower also. The walls are finished in a very tasteful uPVC cladding and there is a white uPVC double-glazed window rear and side facing.

### GARAGE 16' 6" x 8' 7" (5.03m x 2.61m)

Remote control roller shutter door, electric lighting and sockets. Work bench to the rear with potential for under bench space for appliances. Modern wall mounted Combi boiler.

### EXTERNALLY

Block paved driveway, well maintained lawn and uPVC double-glazed door leading to entrance porch.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC