



Bognor Street, Town End Farm, Sunderland

Offers in the Region Of £115,000

CONSIDERABLY EXTENDED 3 BEDROOM SEMI-DETACHED HOME

ATTRACTIVE CORNER PLOT

POPULAR TOWN END FARM LOCATION GREAT FOR COMMUTING ACCESS TO SUNDERLAND ENTERPRISE PARK, NISSAN, A19, WASHINGTON ETC

EPC RATING (to follow)

DRIVEWAY

CONSIDERABLY EXTENDED 3 BEDROOM SEMI-DETACHED HOME - ATTRACTIVE CORNER PLOT - POPULAR TOWN END FARM LOCATION GREAT FOR COMMUTING ACCESS TO SUNDERLAND ENTERPRISE PARK, NISSAN, A19, WASHINGTON ETC - EXTENDED TO FRONT & SIDE PLUS LARGE GARAGE WITH REMOTE DOOR - DRIVEWAY - WOULD BENEFIT FROM SOME COSMETIC UPDATING INTERNALLY... Good Life Homes are delighted to bring to the market a terrific opportunity to acquire a considerably extended 3 bedroom semi-detached home on a prominent corner site and offering an external visually attractive appearance with extensions to the ground floor plus a driveway leading to a large garage with remote door. Offering comfortable car parking or as a spacious lock-up/workshop, the garage is a real asset and is also the location of a fairly recent modern COMBI boiler. Internally, this larger style semi offers a huge lounge with open plan staircase, a generous breakfasting kitchen, 3 first floor bedrooms and a bathroom. Externally there are well maintained gardens to the front and side. The property would benefit from some internal updating and is sensibly priced to reflect this. Viewing arrangements can be made by 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 PORCH

Entrance via uPVC double-glazed door. Tiled flooring, white uPVC double-glazed windows, sliding double-glazed doors leading into kitchen.

KITCHEN 17' 8" x 8' 7" (5.38m x 2.61m)

Laminate wood-effect flooring, range of wall and floor units in a medium oak effect finish with contrasting laminate work surfaces, range style oven with multiple ovens. 4 ring gas, hot plate and ceramic hob with stainless steel extractor fan, space and plumbing for a washing machine, space for a dryer, space for tall fridge/freezer. Door leading off to lounge.

LOUNGE 19' 3" x 17' 7" (5.86m x 5.36m)

Very large extended lounge with carpet flooring, 2 radiators, front facing white uPVC double-glazed bay window, partially-glazed door leading into second entrance porch, open plan staircase to first floor landing.

SECOND ENTRANCE PORCH

Part of an extension to the original property extending to the front and side. Tiled flooring, white uPVC double-glazed window and GRP double-glazed door providing access from the main foot path into the front of the property, partially-glazed door leading into lounge.

FIRST FLOOR LANDING

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

BATHROOM 7' 2" x 5' 2" (2.18m x 1.57m)

Vinyl wood-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising; toilet and sink built into vanity unit with push button flush and concealed cistern with chrome tap. Bath with panel, glass shower screen over and shower fed from the main hot water system, separate chrome taps. The walls and ceiling are finished in uPVC cladding.

BEDROOM 1 13' 6" x 10' 7" (4.11m x 3.22m)

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



BEDROOM 2 10' 4" x 9' 10" (3.15m x 2.99m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a large double bedroom.

BEDROOM 3 10' 4" x 9' 10" (3.15m x 2.99m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a large double bedroom.

GARAGE 18' 3" x 11' 8" (5.56m x 3.55m)

Access approx. 7ft 2" wide. Part of an extension to the original property with remote control roller shutter door. This is a terrific additional feature to the property and would perfectly suit someone who requires a work shop or lock up. Electric lighting, sockets, cold water tap and modern wall mounted central heating boiler, wooden framed single-glazed window providing extra light from the rear.

EXTERNALLY

Lawn gardens with shrubs and borders, block paved driveway with blocked kerb providing access through wrought iron gates leading to attached garage.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	