



## Leighton Road, Ashbrooke, Sunderland

**£270,000**

**SPACIOUS 4 BEDROOM SEMI -DETACHED HOME IN SOUGHT AFTER LOCATION**

**MULTI-VEHICLE DRIVEWAY TO FRONT**

**MODERN KITCHEN & BATHROOM**

**EXTENDED TO SIDE PLUS CONSERVATORY AND KITCHEN EXTENSION TO REAR**

**EPC RATING (to follow)**

**SOME LOVELY PERIOD STYLE FEATURES AND TASTEFUL PRESENTATION**

SPACIOUS 4 BEDROOM SEMI -DETACHED HOME IN SOUGHT AFTER LOCATION - EXTENDED TO SIDE PLUS CONSERVATORY AND KITCHEN EXTENSION TO REAR - MULTI-VEHICLE DRIVEWAY TO FRONT - MODERN KITCHEN & BATHROOM - SOME LOVELY PERIOD STYLE FEATURES AND TASTEFUL PRESENTATION - LARGE LOW MAINTENANCE REAR GARDEN ... Good Life Homes are delighted to bring to the market a spacious, extended, 4 bedroom semi-detached home in a very sought after location close to good schools. Extended to the side, rear and with a generous conservatory, the property is well presented and briefly comprises; multi-car driveway plus single garage, entrance hall, 2 generous reception room, large conservatory, extended modern breakfasting kitchen, 4 first floor bedrooms and stylish bathroom. Large rear garden. 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

Entrance via white uPVC double-glazed door. Parquet flooring, double-glazed door leading to entrance hall.

### ENTRANCE HALL

Period style parquet flooring, front facing leaded single-glazed window, stylish staircase to first floor landing, understairs cupboard, 3 doors leading off to 2 reception rooms and breakfasting kitchen.

### RECEPTION ROOM 1 14' 4" x 12' 0" (4.37m x 3.65m)

Continuation of the period style parquet flooring, radiator, front facing white uPVC double-glazed bay window. This is a lovely size lounge.

### RECEPTION ROOM 2 14' 2" x 12' 0" (4.31m x 3.65m)

Carpet flooring, 2 double radiators, 2 white uPVC double-glazed window situated either side of double-glazed doors which lead out the conservatory. Wall mounted log-effect gas fire.

### CONSERVATORY 11' 0" x 10' 6" (3.35m x 3.20m)

Measurements are approx. Natural wood flooring, opaque polycarbonate roof, white uPVC double-glazed window and white uPVC double-glazed doors leading out to rear garden and patio.

### KITCHEN 18' 6" x 7' 9" (5.63m x 2.36m)

Ceramic tile flooring, white uPVC double-glazed window and white uPVC double-glazed doors leading to rear garden, white uPVC double-glazed window facing into conservatory. Modern fitted kitchen with a range of wall and floor units in a teal blue finish with natural wood work surfaces. Granite style sink with single bowl, single drainer, and flexible tap. Integrated electric oven, 4 ring induction hob, feature extractor chimney with stainless steel splash back, integrated washing machine, integrated under bench fridge and integrated under bench freezer.

### FIRST FLOOR LANDING

Stairs to the left and right leading to 5 doors, 4 to bedrooms and 1 to bathroom.

### BEDROOM 1 14' 0" x 12' 0" (4.26m x 3.65m)



Measurements taken into bay. Carpet flooring, radiator, white uPVC double-glazed bay window. This is a good size double bedroom.

### BEDROOM 2 12' 0" x 10' 7" (3.65m x 3.22m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This is also a good size double bedroom.

### BEDROOM 3 7' 9" x 7' 0" (2.36m x 2.13m)

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

### BATHROOM 7' 7" x 6' 6" (2.31m x 1.98m)

Tiled flooring, 2 white uPVC double-glazed window, side and rear facing. Sink and toilet built into vanity unit with concealed cistern and push button flush and chrome tap, bath with tiled panel, glass screen over and chrome tap bath with separate shower fed from the main hot water system comprising; fixed overhead shower and separate hand held shower. The walls are finished in a large ceramic white tile. Recessed lights to ceiling.

### BEDROOM 4 11' 6" x 7' 5" (3.50m x 2.26m)

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

### GARAGE 15' 0" x 7' 7" (4.57m x 2.31m)

Manual up and over garage door, electric lighting, gas meter, also the location of the gas Combi boiler.

### EXTERNALLY

The property has a block paved multi-vehicle driveway leading to attached garage with manual up and over garage door and side gate providing access to the rear. The property has a fairly low maintenance rear garden which is mostly paved and enjoys a sunny aspect.



