



## Summerhill, Middle Herrington, Sunderland

**Offers in the Region Of £289,000**

**SUBSTANTIAL 5 BEDROOM SEMI-DETACHED HOME LOCATED IN ONE OF THE AREAS MOST SOUGHT AFTER LOCATIONS**

**VERY GENEROUS PLOT WITH MATURE GARDENS TO FRONT & REAR**

**AMPLE DRIVEWAY PARKING FOR MULTI-VEHICLES PLUS GARAGE WITH REMOTE DOOR**

**EPC RATING D**

**EXTENDED KITCHEN & SEPARATE UTILITY**

**LARGER STYLE SEMI WITH VERY GENEROUS RECEPTION ROOM & DOORS LINKING TO DINING ROOM**

SUBSTANTIAL 5 BEDROOM SEMI-DETACHED HOME LOCATED IN ONE OF THE AREAS MOST SOUGHT AFTER LOCATIONS WITH NO ONWARD CHAIN - VERY GENEROUS PLOT WITH MATURE GARDENS TO FRONT & REAR - AMPLE DRIVEWAY PARKING FOR MULTI-VEHICLES PLUS GARAGE WITH REMOTE DOOR - EXTENDED KITCHEN & SEPARATE UTILITY - LARGER STYLE SEMI WITH VERY GENEROUS RECEPTION ROOM & DOORS LINKING TO DINING ROOM - WOULD BENEFIT FROM SOME GENERAL UPDATING BUT DOES HAVE MOSTLY UPVC DOUBLE GLAZING & GCH VIA COMBI BOILER ... A wonderful, substantial, 5 bedroom family home which comes to the market after 37 years of ownership offering a terrific opportunity for a new family to create their own memories. Located in one of the key locations in the Herrington's, Summerhill, in Middle Herrington and sits just off the A690 and provides convenient access to great schools, Doxford International and easy access to the A19 commuter corridor which means that all of the major north east conurbations can be reached within 30 minutes or so and the award winning beaches at Roker, Seaburn & Whitburn just 15 minutes by car. The property itself sits within a large plot, set back from the road with a generous front garden and multi-car driveway and large mature gardens to the rear with patios, lawn, a greenhouse and sunny aspect. WITH NO ONWARD CHAIN the original larger style 3 bedroom semi was extended prior to the current owners purchase and significantly increases the living space adding a garage, utility, larger kitchen, WC and 2 extra double bedrooms. It's worth noting to potential buyers that building an extension of this size would probably cost well over £100,000 currently and take a considerable time to plan and execute. As a result, this may be of interest to buyers as a viable option who are currently occupying a 3 bedroom home and considering embarking on an extension themselves - and this property may well potentially save time and money on greater scrutiny. Briefly comprising on the ground floor; entrance hall, lounge, dining room, kitchen/dining room, utility room, WC, garage. On the first floor there are 5 bedrooms comprising 4 large doubles and 1 decent single, a separate bathroom and WC. Viewing arrangements are accompanied and strictly by appointment and can be organised 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!

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 HALL

Entrance via white uPVC double-glazed door. Carpet flooring, front facing white uPVC double-glazed window, carpeted stairs to first floor landing, double radiator. Doors leading off to reception room 1, door leading off to dining kitchen and large under stairs cupboard.

### RECEPTION ROOM 1 15' 10" x 13' 5" (4.82m x 4.09m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window, sliding double doors leading through into dining room. This is a large lounge typical of this larger style size semi.

### DINING ROOM 10' 6" x 10' 0" (3.20m x 3.05m)

Carpet flooring, radiator, white uPVC double-glazed sliding doors leading out to rear patio with lovely views over the garden.

### KITCHEN/DINING ROOM 14' 3" x 9' 8" (4.34m x 2.94m)

Generously proportioned kitchen with carpet flooring and vinyl flooring, rear facing white uPVC double-glazed window with lovely views over the rear garden. Fitted kitchen with a range of wall and floor units with contrasting laminate work surfaces, sink with bowl and a half, single drainer and Monobloc tap, space for electric oven, integrated fridge. Serving hatch leading through to dining room, double radiator, door leading off to utility room.

### UTILITY ROOM 8' 8" x 5' 8" (2.64m x 1.73m)

Carpet flooring, Belfast style sink with hot and cold water supply, under bench space and plumbing for a washing machine, integral door leading to the garage, white uPVC double-glazed door leading to the side of the property, door leading into WC.

### WC 5' 8" x 4' 0" (1.73m x 1.22m)

Carpet flooring, rear facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, hand basin with chrome taps. Wall mounted Combi boiler.

### FIRST FLOOR LANDING

7 doors leading off, 5 to bedrooms, 1 to bathroom and 1 to WC.

### WC 5' 3" x 2' 4" (1.60m x 0.71m)

Vinyl flooring, toilet with low level cistern. Extractor fan.



### BATHROOM 8' 11" x 7' 2" (2.72m x 2.18m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Bath with panel and chrome taps, sink built into vanity unit with chrome taps, large separate corner shower with sliding glass doors and shower fed from the main hot water system. Electric shaving point. The walls are finished in ceramic tile with uPVC cladding to the ceiling. This is a very large family bathroom.

### BEDROOM 1 13' 4" x 10' 8" (4.06m x 3.25m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard.

### BEDROOM 2 12' 6" x 10' 0" (3.81m x 3.05m)

The measurements do not include depth of fitted wardrobes. This is also a large double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

### BEDROOM 3 10' 0" x 7' 2" (3.05m x 2.18m)

Measurements taken at widest points do not include depth of fitted wardrobes. Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in wardrobes providing a good degree of storage and hanging space. This is a good size single bedroom.

### BEDROOM 4 11' 2" x 8' 7" (3.40m x 2.61m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes providing a good degree of storage and hanging space. Part of an extension to the original property. This is a good size double bedroom.

### BEDROOM 5 13' 0" x 8' 6" (3.96m x 2.59m)

Carpet flooring, radiator, 2 white uPVC double-glazed windows, 1 side and 1 front facing. This is a good size double bedroom and is part of an extension to the original property.

### GARAGE 17' 7" x 8' 7" (5.36m x 2.61m)

Electric roller shutter garage door, white uPVC double-glazed window side facing, electric sockets and lighting. Integral door leading into utility room.

### EXTERNALLY

Beautiful front garden with well maintained lawns and borders and driveway parking for multiple vehicles leading to attached garage with access down the side of the property to the rear. The property benefits from a lovely rear garden plot with various patio area positioned to take full advantage of the sunny aspect. Large area of well maintained lawn, raised borders. Greenhouse and garden shed.

