



## Oatlands Road, Sunderland

**Offers in the Region Of £240,000**

**LARGER STYLE (EXTENDED) 3 BED SEMI-DETACHED**

**STYLISHLY PRESENTED THROUGHOUT**

**HUGE RARE GARDEN PLOT TO REAR & SIDE**

**EPC RATING**

**IMPRESSIVE PART OPEN PLAN REAR KITCHEN/DINING ROOM**

**LOVELY KITCHEN**

LARGER STYLE (EXTENDED) 3 BED SEMI-DETACHED - STYLISHLY PRESENTED THROUGHOUT - HUGE RARE GARDEN PLOT TO REAR & SIDE - IMPRESSIVE PART OPEN PLAN REAR KITCHEN/DINING ROOM - LOVELY KITCHEN - BATHROOM WITH SEPARATE SHOWER & BATH - GENEROUS GARAGE WITH ELECTRICS - VERY GENEROUS ROOM SIZES THROUGHOUT ... Good Life Homes are delighted to bring to the market a superb larger style, extended, 3 bedroom semi-detached home sat on a very large corner garden plot extending to the rear and side perfect for buyers looking for a generous garden. Also extended to the rear/side, there's a larger than standard single garage with utility and wc behind, a spacious modern kitchen part-open plan to the dining room and a separate lounge with attractive bay window. On the first floor there are 3 bedrooms and a very comfortably proportioned family bathroom. Stylishly presented throughout, this is a gorgeous family home and viewing is unreservedly recommended. 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 PORCH

Entrance via white uPVC double-glazed door. Tiled flooring, white uPVC double-glazed window. Recently replaced GRP double-glazed door leading to entrance hall.

### ENTRANCE HALL

Natural wood stripped back flooring, radiator concealed behind cover, carpeted stairs to first floor, under stairs cupboard providing some storage. 2 doors leading off, 1 to formal front lounge and the other to open plan dining kitchen.

### LOUNGE 14' 0" x 13' 6" (4.26m x 4.11m)

Measurements taken into bay. Natural wood stripped back flooring, period style open fire, white uPVC double-glazed bay window with lovely views, radiator fitted into bay. This is a lovely size room, very light and airy and would accommodate most arrangements of furniture.

### DINING ROOM 16' 10" x 10' 8" (5.13m x 3.25m)

Forming part of the original reception room with natural stripped back flooring, beautiful white uPVC double-glazed bay window with views over garden and fitted radiator beneath. This is a gorgeous room which has a log burning stove as a centre point and stylish fire surround. The room is open plan to the kitchen area.

### KITCHEN 12' 9" x 8' 5" (3.88m x 2.56m)

Beautiful spacious kitchen which flows seamlessly from the dining area with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces. Integrated NEFF electric oven and 4 ring NEFF gas hob with feature extractor chimney in stainless steel finish, and matching splash back. Space for a tall fridge/freezer, stainless steel sink with single bowl, single drainer and matching Monobloc tap. White uPVC double-glazed window situated above the sink with lovely views of the garden to the rear and side. White uPVC double-glazed patio doors leading out to the rear garden. Leading off the kitchen is a door into the utility.

### UTILITY ROOM 7' 8" x 4' 10" (2.34m x 1.47m)

Tiled flooring, work bench with space and plumbing washing machine, space for an additional under bench appliance if required. UPVC double-glazed door leading to the rear garden, integral door leading to the garage, door leading to the WC.

### WC 4' 8" x 3' 3" (1.42m x 0.99m)

Tiled flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern.



### FIRST FLOOR LANDING

Lovely spacious landing with radiator concealed behind cover, side facing white uPVC double-glazed window, built-in storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM 8' 10" x 5' 10" (2.69m x 1.78m)

Tiled with LED recessed lights in the floor, column style period radiator, 2 white uPVC double-glazed windows with privacy glass, side and rear facing. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel and chrome taps, separate shower cubicle with shower fed from the main hot water system with fixed overhead shower and separate hand held shower. The walls are finished in a ceramic tile with a contrasting colours above and below the chrome edging.

### BEDROOM 1 14' 0" x 13' 7" (4.26m x 4.14m)

Measurements taken into bay window. Carpet flooring, white uPVC double-glazed bay window with fitted radiator beneath. Lovely size room.

### BEDROOM 2 13' 7" x 10' 0" (4.14m x 3.05m)

Another large double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built-in cupboard for storage.

### BEDROOM 3 11' 0" x 7' 6" (3.35m x 2.28m)

Another good size bedroom. Carpet flooring, white uPVC double-glazed bay window with lovely elevated views and radiator.

### GARAGE 16' 0" x 11' 1" (4.87m x 3.38m)

A much larger than standard garage particularly in width with electric roller shutter door, side facing white uPVC double-glazed window with privacy glass, wall mounted Worcester Bosch combi boiler with storage potential in the rafters. It is also the location for the electric consumer unit, integral door leads directly into the utility room. This is a lovely generously proportioned garage.

### EXTERNALLY

The property benefits from being on a corner plot with driveway parking for 1 or 2 vehicles, well maintained front garden with the potential to extend the driveway further in the future if required leading to attached garage. The property benefits from a large rear/side extension to the ground floor providing significant additional living space and also benefits from being on a very large corner plot with substantial gardens to the rear and the side, enjoying a sunny aspect. This makes the property fairly unique and would be a real selling point in our eyes.



