



West Moor Road, Ford Estate, Sunderland

£89,995

TERRIFIC POTENTIAL REQUIRING UPDATING

2 DOUBLE BEDROOMS

UPSTAIRS BATHROOM

VERY LARGE GARDEN PLOT WITH LONG DRIVEWAY

EPC RATING (to follow)

LARGE KITCHEN/DINING ROOM

TERRIFIC POTENTIAL REQUIRING UPDATING - VERY LARGE GARDEN PLOT WITH LONG DRIVEWAY - 2 DOUBLE BEDROOMS - UPSTAIRS BATHROOM - LARGE KITCHEN/DINING ROOM - MOSTLY UPVC DOUBLE GLAZING - NO CHAIN - GREAT LOCATION ... Good Life Homes are delighted to bring to the market a wonderful opportunity to acquire a well-priced renovation project in a good location and occupying a huge garden plot which, if returned to its former glory, could be an amazing outdoor space for family enjoyment. Also benefitting from a long multi-car driveway. The property has been in the same family ownership for many years and has had uPVC double glazing installed but would benefit from a general programme of modernisation. Internally, the property briefly comprises; entrance hall, lounge, kitchen/dining room, 2 first floor double bedrooms, first floor bathroom. A great opportunity to acquire a family home in a good location at entry level price which awaits new owners to create new memories! 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 HALL

Carpet flooring, carpeted stairs to first floor landing, partially-glazed door leading off to lounge.

LOUNGE 15' 5" x 13' 0" (4.70m x 3.96m)

Measurements taken at widest points into alcove. Carpet flooring, gas fire, front facing white uPVC double-glazed window, partially-glazed door leading into dining kitchen.

DINING KITCHEN 16' 4" x 9' 4" (4.97m x 2.84m)

A large room stretching the width of the house to the rear. Carpet flooring denoting the dining space and vinyl floor denoting the kitchen space, rear facing white uPVC double-glazed window facing the rear garden, built-in cupboard utilising space under the stairs acting as a larder unit. Fitted kitchen with a range of wall and floor units with laminate work surface, stainless steel sink with single bowl, single drainer and matching Monobloc tap, space for electric oven, space and plumbing for a washing machine, wall mounted hot water heater. Ample space for dining table and chairs.

FIRST FLOOR LANDING

Loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1 13' 10" x 12' 0" (4.21m x 3.65m)

Large double bedroom. Carpet flooring, front facing white uPVC double-glazed window, built-in cupboards.

BEDROOM 2 11' 3" x 9' 9" (3.43m x 2.97m)

Carpet flooring, rear facing white uPVC double-glazed window with views over large garden plot. This is also a good size double bedroom.

BATHROOM 7' 10" x 6' 6" (2.39m x 1.98m)

Vinyl flooring, rear facing white uPVC double-glazed window with privacy glass. Toilet with mid-level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps. The walls are finished with ceramic tiles around the bath area.

EXTERNALLY

Driveway parking for multiple vehicles with low maintenance front garden, 2 uPVC double-glazed doors in the side leading into entrance hall and kitchen dining room. The property



benefits from a very large rear garden plot which has to be seen to be appreciated and once under control will make an amazing outdoor space and become a real asset of the property.



