



## Hawthorn Avenue, New Silkworth, Sunderland

**£190,000**

**GREATLY EXTENDED 3 DOUBLE BEDROOMS PLUS 2 LOFT ROOMS**

**2 LOFT ROOMS ACCESSED BY 2 SEPARATE FIXED STAIRCASES**

**SPACIOUS EN SUITE TO PRINCIPAL BEDROOM**

**EPC ( To follow)**

**SEPARATE FAMILY BATHROOM**

**HUGE SOUTH FACING AMAZING REAR GARDEN PLOT**

GREATLY EXTENDED 3 DOUBLE BEDROOMS PLUS 2 LOFT ROOMS - 2 LOFT ROOMS ACCESSED BY 2 SEPARATE FIXED STAIRCASES - SPACIOUS EN SUITE TO PRINCIPAL BEDROOM - SEPARATE FAMILY BATHROOM - HUGE SOUTH FACING AMAZING REAR GARDEN PLOT - LARGE REAR FAMILY ROOM EXTENSION - GARAGE & DRIVEWAY - OPEN PLAN REAR KITCHEN/DINING ROOM - VERY RARE TO MARKET ... Good Life Homes are delighted to bring to the market an exceptional opportunity to acquire a considerably extended home in Silkworth enjoying not only a considerable two storey extension to the side and single to rear but also benefitting from having a very large south facing garden plot to the rear. The two-storey extension to the side has created a garage and a double principal bedroom with lovely en suite leading off. Within the bedroom, a fixed staircase leads up into a pleasant loft room which offers potential and some flexibility. The extension to the rear provides a very large additional family/garden room leading off the modern dining/kitchen and takes nothing away from the size of the impressive rear garden plot which enjoys a sunny southern aspect and is a real asset. The dining kitchen runs the full width of the original property plus the extension and is a wonderful unique space sure to impress. There is a separate (original) lounge on the ground floor and a staircase takes you up to the first floor whereupon you can turn left into the extension previously described or right to a family bathroom, 2 more double bedrooms and another fixed staircase leading to another separate loft room. This is a wonderful and rare family home which provides considerable family-size living space on the ground and upper floors with some flexibility of use. It would certainly appeal to a larger family or someone requiring generous and comfortable working from home space and when taking into consideration the large rear garden as well, we very much doubt there is not a better house for the money anywhere within the city! Viewing arrangements can be made by contacting the 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 GRP door. Vinyl wood-effect flooring, 2 white uPVC double-glazed windows, side and front facing, uPVC single-glazed window facing into the entrance hall/lounge, white uPVC double-glazed door leading to open plan lounge.

### LOUNGE 18' 0" x 12' 7" (5.48m x 3.83m)

Carpet flooring, open plan staircase to first floor, double radiator, front facing white uPVC double-glazed bow window. Feature fire surround in a stone-effect finish with built-in electric fire, shelving and cupboard built into alcove, additional double radiator and under stairs cupboard. The lounge is open plan to the kitchen/dining room.

### KITCHEN/DINING ROOM 30' 4" x 10' 0" (9.24m x 3.05m)

Running the whole width of the house including the rear of the extension, the kitchen/dining room is a fabulous space with carpet flooring in the natural dining area and laminate in the kitchen area. Modern fitted kitchen with a range of wall and floor units in a contrasting blue and white colour with laminate work surface. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish. Ceramic sink with bowl and a half, single drainer and matching Monobloc tap situated beneath a white uPVC double-glazed window which has lovely views over the rear garden. Built-in cupboard housing modern Combi boiler, space for an additional washer, integrated washing machine, space for American style fridge/freezer. A breakfast bar worktop returns to create an informal dining area. In the dining area there is a built-in cupboard utilising space under the stairs, double and single radiator, white uPVC double-glazed window looking out onto a family room. Integral door opens into the garage.

### FAMILY ROOM 16' 8" x 12' 10" (5.08m x 3.91m)

A fabulous family room, part of an extension to the original house, with carpet flooring, radiator, white uPVC double-glazed windows with lovely views of the garden and white uPVC double-glazed door leading out to rear garden and patio, recessed lights to ceiling, uPVC doors leading back into the kitchen/dining room.

### FIRST FLOOR LANDING

Door on the left leading off to principal bedroom and 3 doors to the right leading off to 2 further double bedrooms and bathroom. Fixed staircase to loft room.

### PRINCIPAL BEDROOM 14' 5" x 11' 3" (4.39m x 3.43m)

Part of an extension to the original property with carpet flooring, radiator, front facing white uPVC double-glazed window. Door leading off to en suite, fixed staircase which leads to a large loft room.



### EN SUITE 11' 3" x 6' 0" (3.43m x 1.83m)

Vinyl wood-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Separate shower cubicle with electric shower, toilet with low level cistern, sink with pedestal and chrome taps. Extractor fan.

### LOFT ROOM 11' 6" x 11' 3" (3.50m x 3.43m)

Leading off the principal bedroom. Part of the extension from the original property with carpet flooring, double-glazed roof window, storage within the eaves and electric sockets and lighting. A versatile room which offers tremendous potential.

### FAMILY BATHROOM 6' 0" x 5' 6" (1.83m x 1.68m)

Laminate wood-effect flooring, chrome towel heater style radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome taps and electric shower over. Rear facing white uPVC double-glazed window with privacy glass. The walls are completely finished in a ceramic tile with decorative border.

### BEDROOM 3 11' 7" x 11' 0" (3.53m x 3.35m)

This is also a double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window with pleasant views. Built-in cupboard providing additional storage.

### BEDROOM 2 11' 8" x 11' 4" (3.55m x 3.45m)

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

### LOFT ROOM 2 17' 0" x 11' 6" (5.18m x 3.50m)

Fabulous loft room space with fixed staircase leading from first floor landing with double-glazed roof window. Offering tremendous potential and versatility.

### GARAGE 17' 0" x 11' 3" (5.18m x 3.43m)

Manual up and over garage door, electric lighting and sockets.

### EXTERNALLY

Driveway parking for at least 1 possibly 2 vehicles with low maintenance front garden, garage with manual up and over garage door. The property benefits from being on a very desirable large west facing plot the rear which has extensive patio area, area laid to lawn and raised decking. The garden enjoys sunshine for the majority of the day, weather permitting, and is a fabulous asset to the property.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			