



Cedarwood Grove, Tunstall, Sunderland

£164,995

GREAT LOCATION

3 BEDROOM SEMI-DETACHED

SHARED DRIVEWAY LEADING TO REAR GARAGE

EPC RATING D

SUN ROOM TO REAR

NEW MAIN ROOF IN RECENT YEARS

GREAT LOCATION - 3 BEDROOM SEMI-DETACHED - SHARED DRIVEWAY LEADING TO REAR GARAGE - SUN ROOM TO REAR - NEW MAIN ROOF IN RECENT YEARS - SENSIBLY PRICED - NO CHAIN ... Good Life Homes are delighted to market a well-priced example of one of the popular Dutch bungalows located in a sought after cul de sac off Stannington Grove close to good schools and local amenities. Having the benefit of a complete new roof in recent years, the property also has a sun room to the rear and a detached garage accessed by shared driveway. The lounge/dining room offers plenty of living space on the ground floor with adjacent wall to the kitchen offering the potential to create open plan living. On the first floor there are 3 bedrooms and a generous bathroom. The rear garden is mostly low maintenance and enjoys a sunny aspect. Cedarwood Grove enjoys an excellent residential reputation with similar fully modernised properties in the area achieving strong prices of almost £200,000. A great opportunity, 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

Laminate tile-effect flooring, white uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL

LVT style flooring, radiator, carpeted stairs to first floor landing, under stairs cupboard which includes the Combi boiler, electric meter, gas meter and electric consumer unit. Door leading off to kitchen, door leading off to lounge/dining room.

LOUNGE/DINING ROOM 25' 4" x 11' 3" (7.72m x 3.43m)

Laminate wood-effect flooring, front facing double-glazed bay window, radiator, feature fire surround in a wood-effect finish with quartz back and hearth and built-in coal-effect gas fire. The dining area has the continuation of the laminate wood-effect flooring, double radiator, double-glazed sliding doors leading out to rear sun room. The dining room shares an internal wall with the kitchen and its not unusual in this style of house to remove that wall (subject to any structural calculations and approvals required) and create an open kitchen/dining area for a very modern feel to the ground floor.

KITCHEN 9' 3" x 8' 8" (2.82m x 2.64m)

Laminate tile-effect flooring, double radiator, side facing white uPVC double-glazed double-glazed window, partially-glazed door leading to sun room. Fitted kitchen with a range of wall and floor units in a cream finish with contrasting laminate work surface, space for electric oven, under bench space for a fridge and a freezer, under bench space and plumbing for a washing machine. Stainless steel sink with single bowl, single drainer and matching Monobloc tap.

SUN ROOM 14' 6" x 5' 2" (4.42m x 1.57m)

Tiled flooring, felted roof, white uPVC double-glazed windows and door leading out to rear garden.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 3 9' 0" x 7' 7" (2.74m x 2.31m)

The room is L-shaped and measurements taken at widest points. Carpet flooring, radiator, front facing double-glazed



window. Built-in wardrobe providing useful storage and loft hatch.

BEDROOM 1 12' 0" x 9' 7" (3.65m x 2.92m)

Carpet flooring, radiator, front facing double-glazed window. Fitted wardrobes to 1 wall with sliding mirrored doors proving a good degree of storage and hanging space.

BEDROOM 2 10' 0" x 9' 0" (3.05m x 2.74m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over gardens and neighbouring gardens.

BATHROOM 8' 9" x 5' 4" (2.66m x 1.62m)

Carpet flooring, 2 rear facing uPVC double-glazed double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, separate bath with chrome taps and separate shower cubicle with electric shower. The walls are finished in a ceramic tile with wood panelling below waist height dado.

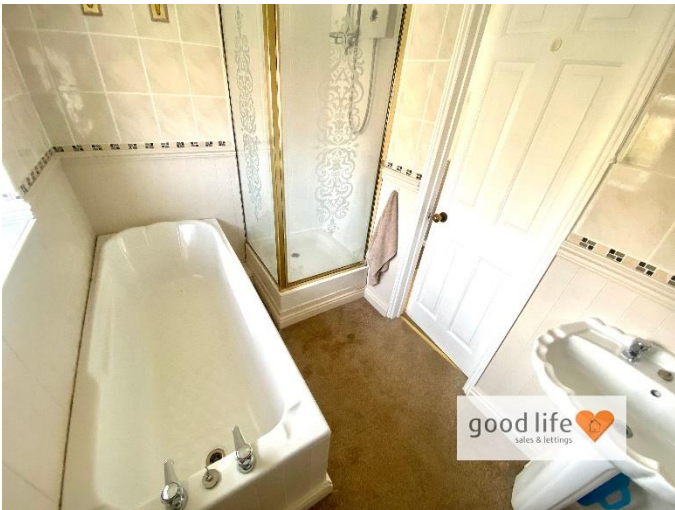
EXTERNALLY

The property has a shared driveway leading to detached garage to the rear and enclosed garden. situated in a cul de sac with low maintenance rear garden and white uPVC double-glazed door. The rear garden is completely paved for low maintenance and enjoys a sunny aspect. Pedestrian gate leading to shared driveway which leads to a detached garage with manual up and over garage door and electric. Please note, the garage felt roof has been replaced in recent years.

GENERAL

Please note, the property benefits from a completely new roof in recent years which is a considerable asset and expense, this also includes the porch.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
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