



## Copley Drive, Tunstall, Sunderland

**£210,000**

**EXTENDED 2 BEDROOM SEMI-DETACHED BUNGALOW**

**SOUGHT AFTER LOCATION**

**LARGE SINGLE STOREY EXTENSION TO REAR**

**EPC RATING (to follow)**

**OPPORTUNITY TO UPDATE**

**LONG MULTI-CAR DRIVEWAY LEADING TO DETACHED GARAGE**

LOCATION LOCATION LOCATION!!! - EXTENDED 2 BEDROOM SEMI-DETACHED BUNGALOW - SOUGHT AFTER LOCATION - LARGE SINGLE STOREY EXTENSION TO REAR - OPPORTUNITY TO UPDATE - LONG MULTI-CAR DRIVEWAY LEADING TO DETACHED GARAGE - GENEROUS SOUTH FACING REAR GARDEN WITH PATIO, LAWN & SHEDS - NO CHAIN ... Good Life Homes are delighted to bring to the market an extended 2 bedroom semi-detached bungalow in this very sought after location. With well maintained front garden and long multi-car driveway leading to a detached garage, the property also enjoys a large rear garden comprising spacious patio area, extensive lawn and garden sheds - all with sunny south facing aspect! Internally, the property would benefit from some general updating but also has a single storey extension extending across the rear which is currently occupied by a kitchen and dining room but could fairly easily be one space. The remainder of the property comprises 2 bedrooms, a large lounge, bathroom converted into a wet-room and a separate smaller lounge. 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 you won't pay us anything 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

Vinyl tile-effect flooring, white uPVC double-glazed windows and white uPVC double-glazed door leading into entrance hall.

### ENTRANCE HALL

Carpet flooring, double radiator, door leading off to bedroom 2, door leading off to lounge.

### BEDROOM 2 10' 8" x 7' 4" (3.25m x 2.23m)

Carpet flooring double radiator, side facing white uPVC double-glazed window. This is a small double or large single bedroom.

### LOUNGE 15' 10" x 12' 0" (4.82m x 3.65m)

Carpet flooring, double radiator, front facing white uPVC double-glazed bow window. Decorative fire surround with stone-effect hearth and back and built-in electric fire. Door leading into internal hall.

### INTERNAL HALL

4 doors leading off, 1 to lounge, 1 to bathroom, 1 dining room and 1 to bedroom.

### BATHROOM 6' 0" x 6' 0" (1.83m x 1.83m)

Fitted out as a wet room with vinyl flooring, radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, shower fed from the main hot water system with extractor fan.

### BEDROOM 1 15' 0" x 9' 0" (4.57m x 2.74m)

Carpet flooring, radiator, white uPVC double-glazed window facing out onto dining kitchen. Fitted wardrobes with a good degree of storage and hanging space with matching dressing table.

### DINING ROOM OR RECEPTION ROOM 2 10' 5" x 8' 9" (3.17m x 2.66m)

This probably would have been the kitchen prior to the extension but is a good size room currently used as a second reception or dining room. Carpet flooring, radiator, side facing white uPVC double-glazed window. Brick archway leading into kitchen extension.



### KITCHEN/ DINING ROOM EXTENSION 17' 8" x 8' 8" (5.38m x 2.64m)

A large single storey extension which is split between 2 rooms combined, the room size has been measured so that potential purchasers can calculate how big a large kitchen/dining room might be. Fitted kitchen with a range of wall and floor units in a white finish with contrasting work surfaces, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring electric hob and extractor, space and plumbing for a washing machine and space for under bench fridge, radiator, Vinyl flooring, modern wall mounted Combi boiler, white uPVC double-glazed windows facing onto to rear patio and garden. Partition between this room and dining room with door providing access via 2 uPVC single-glazed windows and door dividing both rooms. GRP double-glazed access door leading to rear garden and patio. It would appear that these 2 rooms could be combined fairly easily subject to checking any calculations and approvals that may be needed.

### GARAGE 19' 0" x 9' 4" (5.79m x 2.84m)

Detached adjoined to the neighbouring garage. Manual up and over garage door, electric lighting and sockets, single-glazed window to the rear and white uPVC double-glazed door leading out.

### EXTERNALLY

The property has a very long driveway suitable for multi vehicles- approx. 60ft long leading to detached garage. Well maintained garden with steps leading to uPVC double-glazed door. One of the great quality aspects of the property is the rear garden. The rear garden extends approx. 50ft in length from the back of the rear extension, and has a extensive paved patio area and steps leading a lovely lawn. The rear of the property is not overlooked at all and there are 2 very large garden sheds providing the potential for future storage. The garden benefits from a lovely south facing aspect.



