



Copley Drive, Tunstall, Sunderland

£195,000

STUNNING 3 BEDROOM SEMI-DETACHED HOME

LONG DRIVEWAY & DETACHED GARAGE

BEAUTIFULLY MODERNISED INTERIOR

EPC RATING (to follow)

OPEN PLAN VIBE TO GROUND FLOOR

WONDERFUL READY TO MOVE INTO HOME IN GREAT LOCATION

STUNNING 3 BEDROOM SEMI-DETACHED HOME - LONG DRIVEWAY & DETACHED GARAGE - BEAUTIFULLY MODERNISED INTERIOR - OPEN PLAN VIBE TO GROUND FLOOR - WONDERFUL READY TO MOVE INTO HOME IN GREAT LOCATION ... Good Life Homes are delighted to bring to the market a beautiful home in a terrific location. With an open plan vibe to the ground floor and modern flow, the property has been exquisitely styled throughout. With 3 bedrooms, bathroom, lounge and open plan dining kitchen; patio doors lead out to the well-maintained garden and a long driveway leads to a detached garage at the rear. A sought after location and ready to move into. 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.

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifelifehomes.co.uk
www.goodlifelifehomes.co.uk

ACCOMMODATION

ENTRANCE PORCH

Open plan to the lounge. Entrance via double-glazed door. Laminate wood-effect flooring, front facing white uPVC double-glazed window.

LOUNGE 17' 0" x 12' 9" (5.18m x 3.88m)

Lovely modern open plan space with laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window with pleasant views, open plan staircase leading to first floor landing, additional radiator concealed behind cover. Partially open plan to the dining kitchen.

DINING KITCHEN 17' 0" x 10' 9" (5.18m x 3.27m)

Lovely open plan space flowing naturally from the lounge with continuation of the laminate wood-effect flooring, double radiator, white uPVC double-glazed window and white uPVC double-glazed patio doors leading out and with views of the rear patio and garden. Modern fitted kitchen with a range of wall and floor units in a dark grey finish with copper handles and laminate work surface. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish with glass splash back. Granite style sink with bowl and a half, single drainer and matching Monobloc tap. Built in cupboard housing a Combi boiler. Space and plumbing for a washing machine, space for tall fridge/freezer, ample space for a dining table and chairs. Recessed lights to ceiling.

FIRST FLOOR LANDING

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

BATHROOM 7' 4" x 6' 2" (2.23m x 1.88m)

Stylish renovated bathroom comprising; stone-effect tile flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet and sink built into vanity unit with concealed cistern, push button flush and chrome tap, P-shaped bath with glass shower screen over and chrome taps with separate shower fed from the main hot water system comprising; fixed overhead shower and separate hand held shower. The area around the bath is finished in a stylish tile. Recessed lights to ceiling, extractor fan.

BEDROOM 1 12' 8" x 10' 4" (3.86m x 3.15m)

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



BEDROOM 2 11' 5" x 9' 3" (3.48m x 2.82m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with fabulous, elevated views across the Sunderland sky line including sea views, views of the Stadium Of Light, Spire bridge and more. This is a double bedroom.

BEDROOM 3 9' 3" x 6' 5" (2.82m x 1.95m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a decent size single bedroom with built in cupboard providing some additional storage.

GARAGE 16' 5" x 9' 0" (5.00m x 2.74m)

Wooden framed single-glazed window allowing additional light, electric lighting and sockets and remote shutter garage door providing access.

EXTERNALLY

Driveway parking for multiple vehicles, well maintained lawn front garden, access gate down the side of the property allowing access to the rear garden. The property benefits from a well maintained rear garden with large paved patio immediately adjacent to the house and area of lawn and additional area of decked patio positioned to take full advantage of the sun at various times of the day.



