



Edgmond Court, Hollycarrside, Sunderland

£139,995

END LINK 3 BEDROOM WITH GARAGE

CORNER PLOT IN ATTRACTIVE POSITION

LEASEHOLD

EPC RATING (to follow)

SPACIOUS LOUNGE/DINING ROOM

PLEASANT PRIVATE REAR GARDEN

END LINK 3 BEDROOM WITH GARAGE - CORNER PLOT IN ATTRACTIVE POSITION - LEASEHOLD - SPACIOUS LOUNGE/DINING ROOM - PLEASANT PRIVATE REAR GARDEN - AMPLE ON STREET PARKING TO SIDE & FRONT - SEPARATE GARAGE IN BLOCK TO REAR WITH ROLLER SHUTTER DOOR ... Good Life Homes are delighted to bring to the market a great opportunity to acquire a 3 bedroom family home tucked away in this quiet attractive leafy location yet still easily accessible to all amenities. The property offers good value with spacious lounge through dining room on the ground floor plus kitchen. On the first floor there are 3 bedrooms and a bathroom. Externally to the rear is a private garden with patio, lawn, decking and access door leading to a garage just a few yards away. 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.

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

ACCOMMODATION

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, carpeted stairs first floor landing. Door leading off to lounge/dining room.

LOUNGE/DINING ROOM 23' 3" x 13' 7" (7.08m x 4.14m)

Measurements taken at widest points. A lovely large open plan space with natural lounge/dining area, illuminated from both elevations with front facing white uPVC double-glazed bow window with nice views and white uPVC double-glazed window rear facing looking out on the rear garden. 2 radiators to the front and rear providing heat to the space. Under stairs cupboard providing some storage additional, door leading off to kitchen.

KITCHEN 9' 9" x 8' 1" (2.97m x 2.46m)

Laminate slate-effect flooring, radiator, rear facing white uPVC double-glazed window with views over the garden and white uPVC double-glazed door leading out to the rear patio and garden. Fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate wood-effect work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, space and plumbing for a washing machine, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space for a tall fridge/freezer.

FIRST FLOOR LANDING

Loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM 7' 6" x 5' 6" (2.28m x 1.68m)

Vinyl flooring, rear facing white uPVC double-glazed window with privacy glass, radiator. White toilet with low level cistern, white sink with single pedestal and chrome tap, bath with electric shower over and chrome taps.

BEDROOM 1 12' 10" x 8' 0" (3.91m x 2.44m)

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with attractive views. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a good size double bedroom.

BEDROOM 3 9' 0" x 6' 4" (2.74m x 1.93m)



Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard to 1 wall providing a good degree of storage and hanging space.

BEDROOM 2 10' 1" x 9' 0" (3.07m x 2.74m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This is a double bedroom.

GARAGE

Garage located in a block with manual roller shutter door.

EXTERNALLY

The property occupies a lovely corner plot with attractive leafy views to the front. Well maintained garden, mainly laid to lawn. The property benefits from a lovely rear garden with sunny aspect at various parts of the day, comprising paved patio areas, small area of lawn and some raised decking, pedestrian gated access to the rear providing access for refuse bins etc. Ample on street parking to the side and the front for multiple vehicles.



