



## Bordeaux Close, Doxford Park, Sunderland

**Offers in the Region of £215,000**

**EXTREMELY RARE & SOUGHT AFTER 3 BEDROOM SEMI-DETACHED HOME**

**SOUGHT AFTER NORTHFIELD GREEN DEVELOPMENT**

**FREEHOLD**

**CONSERVATORY**

**EPC RATING (to follow)**

**SITUATED WITHIN ATTRACTIVE CUL DE SAC**

EXTREMELY RARE & SOUGHT AFTER 3 BEDROOM SEMI-DETACHED HOME - CONSERVATORY - SOUGHT AFTER NORTHFIELD GREEN DEVELOPMENT - FREEHOLD - SITUATED WITHIN ATTRACTIVE CUL DE SAC - WELL PRESENTED & MODERNISED INTERNALLY - PLEASANT REAR GARDEN WITH LOVELY SUNNY ASPECT - DRIVEWAY & GARAGE - NO CHAIN - GREAT COMMUTER LOCATION & CLOSE TO ALL LOCAL AMENITIES & GOOD SCHOOLS ... Good Life Homes are delighted to bring to the market a wonderful opportunity to acquire a visually very attractive 3 bedroom semi-detached home on the sought after Northfield Green development. Set within a manicured cul de sac of beautifully presented homes, the property enjoys a gorgeous setting with driveway and garage to the front and lovely rear garden plot with sunny aspect. Internally, the property briefly comprises; generous lounge, modern updated dining kitchen, conservatory, 3 first floor bedrooms and modern updated bathroom. Northfield Green is a Development of quality homes close to all local amenities including great schools, shops, Doxford International and A19/A690 making it a perfect commuter location. 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@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)  
[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

## ACCOMMODATION

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Natural wood flooring, white uPVC double-glazed window side facing. Built-in cupboard providing useful storage. Partially-glazed door leading into lounge.

### LOUNGE 15' 9" x 14' 0" (4.80m x 4.26m)

This is a lovely size lounge with open plan staircase, natural wood flooring, 2 radiators, white uPVC double-glazed bow window front facing with lovely views over the cul-de-sac. Partially-glazed door leading to dining kitchen.

### DINING KITCHEN 15' 9" x 10' 0" (4.80m x 3.05m)

Natural wood flooring, radiator, white uPVC double-glazed window overlooking rear garden. Double-glazed doors leading out to conservatory. Fitted kitchen with a range of wall and floor units in a cream finish with natural wood work surfaces. Integrated electric oven. 4 ring gas hob and feature extractor chimney in stainless steel finish. Attractive ceramic sink with bowl and a half, single drainer and matching Monobloc tap situated beneath the window with lovely views over the garden. Integrated dishwasher and washing machine.

### CONSERVATORY 9' 10" x 9' 3" (2.99m x 2.82m)

Laminate wood-effect flooring, white uPVC double-glazed windows and opaque-polycarbonate roof. White double-glazed uPVC door leading out onto rear patio and garden.

### FIRST FLOOR LANDING

White uPVC double-glazed windows side facing. Loft hatch. 4 doors leading off; 3 to bedrooms, 1 to bathroom.

### BATHROOM 6' 10" x 7' 0" (2.08m x 2.13m)

Vinyl LVT style flooring, white uPVC double-glazed window with privacy glass side facing. 'P' shaped bath with glass curve shower screen and shower over plus separate bath taps. White toilet with low level cistern, white sink with single pedestal and chrome tap. Chrome towel style heater radiator. Recess lights to ceiling. The walls are finished in a ceramic tile.

### BEDROOM 1 9' 0" x 13' 0" (2.74m x 3.96m)

Carpet flooring, radiator, white uPVC double-glazed window front facing with lovely views over the cul-de-sac.



### BEDROOM 2 9' 5" x 11' 2" (2.87m x 3.40m)

Also a double bedroom with carpet flooring, radiator, white uPVC double-glazed window rear facing.

### BEDROOM 3 7' 9" x 6' 7" (2.36m x 2.01m)

Carpet flooring, single radiator, white uPVC double-glazed window front facing. Built-in single cabin bed.

### GARAGE 17' 6" x 8' 7" (5.33m x 2.61m)

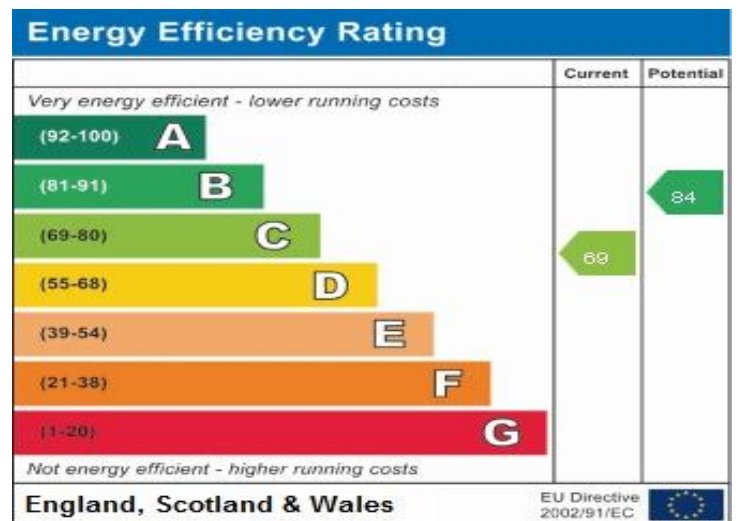
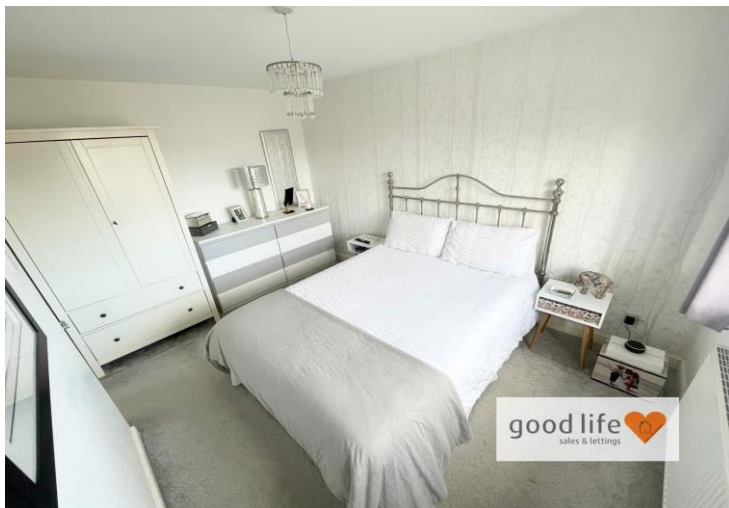
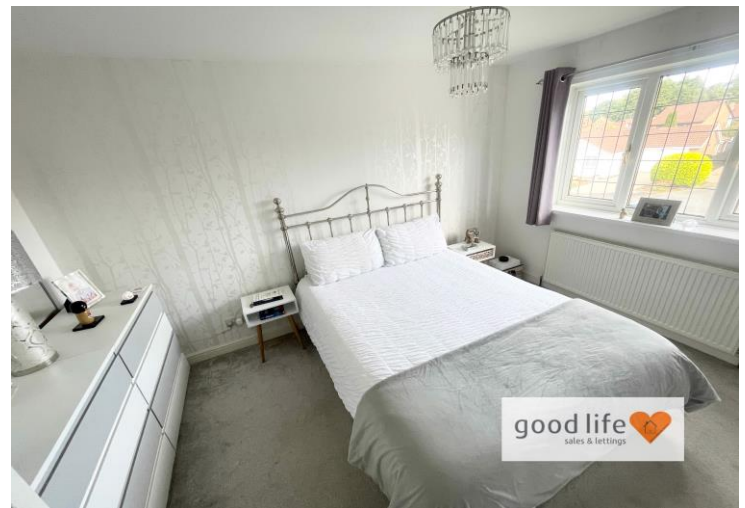
Manual up and over garage door. Electric lighting and sockets. Wall mounted Combi boiler. Wooden frame single-glazed window and door providing access to the rear of the property.

### EXTERNALLY

Double driveway leading to an attached garage. Immaculately maintained lawn garden. The property is situated in a very attractive cul-de-sac. The property benefits from a lovely, well-proportioned garden plot which benefits from a South and West facing aspect, which means it enjoys the sunshine for the majority of the day, particularly afternoon and evening. Lovely paved patio area suitable for a table and chairs. Access to garage from rear also.







MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.