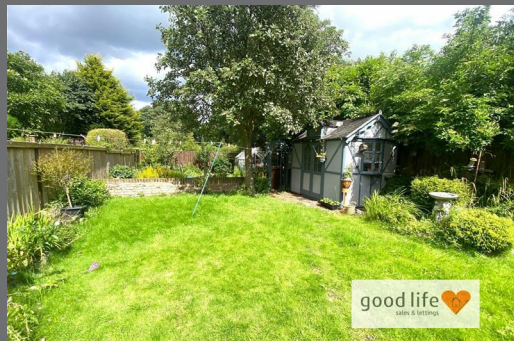


Nursery Road
Elstob farm
Sunderland
SR3 1NT



Nursery Road

£225,000

INTRODUCTION

EXTENDED 3 BED SEMI-DETACHED - VERY LARGE GARDEN PLOT TO REAR - EXTENDED KITCHEN TO SIDE/REAR WITH GRANITE WORK TOPS
- LARGER STYLE SEMI - SEPARATE BREAKFAST ROOM - DRIVEWAY & GARAGE ...

ENTRANCE PORCH

Wooden framed single-glazed window, partially-glazed door leading into, vinyl tile-effect flooring, partially-glazed door leading into entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing, radiator, under stairs cupboard. Partially-glazed door leading to breakfasting kitchen, door leading to lounge/dining room.

LOUNGE/DINING ROOM

Measurements taken at widest points.

Carpet flooring, radiator, front facing white uPVC double-glazed bay window, fire built into chimney breast. Additional double radiator in the dining area, uPVC double-glazed bow window also in the dining area overlooking the garden. This is a lovely large spacious room.

BREAKFAST ROOM

This room would have formally been a kitchen and is now organised to create a lovely breakfast room with laminate wood-effect flooring, radiator, white uPVC double-glazed bow window with views over the garden and partially-glazed door leading out to the patio. Open double doorway leading into the extension.

EXTENDED KITCHEN

Laminate wood-effect flooring, flat panel designer style radiator, white uPVC double-glazed window with views over the garden, stylish shaker kitchen with granite work surfaces, integrated electric oven, integrated NEFF ceramic hob, stainless steel dual inset sink with Monobloc tap. Recessed lights to the ceiling, integral door leading into garage.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with privacy glass, loft hatch. 5 doors leading off, 1 to WC, 1 to bathroom and 3 to bedrooms.

BEDROOM 1

Measurements taken at widest points and into bay.

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

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over beautiful gardens and neighbouring gardens. This is also double bedroom.

BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window.

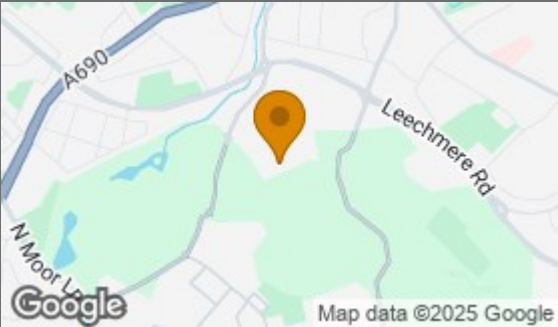
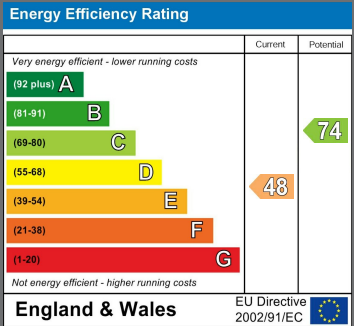
W C

Vinyl tile-effect flooring, stylish tiles to the wall, side facing white uPVC double-glazed window with privacy glass.



Local Authority

Council Tax Band
C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



good life 
sales & lettings