

Viscount Road
Silksworth
Sunderland
SR3 1JB



good life 
sales & lettings

Viscount Road

£119,995

INTRODUCTION

SOUGHT AFTER SILKSWORTH LOCATION - 3 BEDROOM SEMI-DETACHED - CONSERVATORY - LOUNGE & DINING ROOM - NO CHAIN...

ENTRANCE HALL

Entrance via partially-glazed door. Carpet flooring, double radiator, carpeted stairs to first floor landing. Door leading off to the lounge, door leading off to the kitchen.

LOUNGE

Carpet flooring, double radiator, front facing uPVC double-glazed bow window, door leading into entrance hall, door providing access to a cupboard. Feature fireplace in a white finish with marble style hearth and back and built-in electric fire. The lounge is partially open plan to the dining area.

DINING ROOM

Partially open plan from the lounge, carpet flooring, double radiator, built-in cupboard providing additional storage. Door leading off to kitchen, door leading off to conservatory.

CONSERVATORY

South facing aspect, opaque polycarbonate roof, white uPVC double-glazed window and white uPVC double-glazed door leading out to rear garden. Vinyl flooring, access door back into the dining room.

KITCHEN

Vinyl flooring, rear facing double-glazed window. Range of wall and floor units in a dark wood finish and contrasting laminate work surface, sink with bowl and a half, single drainer and matching Monobloc tap, space and plumbing for a gas cooker, space and plumbing for a washing machine, under bench space for a fridge and freezer. Door leading into dining room, door leading off to entrance hall, partially-glazed door leading to the side of the property. It would be possible to extend the kitchen into the current dining room subject to appropriate structural calculations if required.

FIRST FLOOR LANDING

Side facing uPVC double-glazed window, loft hatch, built-in cupboard which houses the central heating boiler and additional useful storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

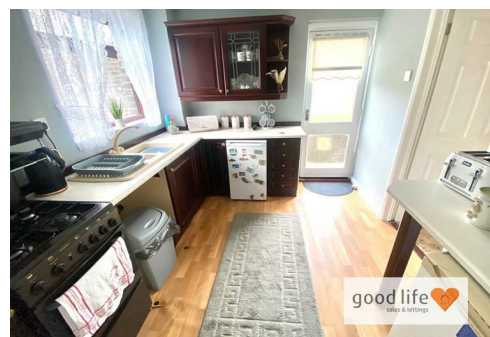
Very stylish recently renovated bathroom with stone-effect laminate floor tiles, 2 uPVC double-glazed windows rear and side facing with privacy glass, chrome towel heater style radiator, very stylish tile-effect uPVC cladding. Toilet and sink built into vanity unit with concealed cistern and push button flush and chrome tap, double walk-in shower cubicle with fixed glass shower screen and shower fed from the main hot water system. Recessed lights to ceiling and extractor fan.

BEDROOM 1

Carpet flooring, radiator, front facing uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a double bedroom.

BEDROOM 2

Carpet flooring, rear facing uPVC double-glazed window. This is also a double bedroom.



Local Authority

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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



Good Life Homes - Sales
46 Windsor Terrace Ryhope Road
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

good life 
sales & lettings