

North Farm Avenue
Sunderland
SR4 9SD



North Farm Avenue

£155,000

INTRODUCTION

RARE SEMI DETACHED BUNGALOW - 2 DOUBLE BEDROOMS
- LARGER THAN STANDARD DETACHED GARAGE WITH ELECTRICS
- LONG MULTI CAR DRIVEWAY - GENEROUS LOUNGE - BATHROOM WITH SHOWER ...

ENTRANCE HALL

Laminate wood-effect flooring, double radiator, archway leading into kitchen, door leading into the lounge.

KITCHEN

Laminate tile-effect flooring, side facing white uPVC double-glazed window, white uPVC double-glazed door leading out to side driveway. Fitted kitchen with a range of wall and floor units in a cream finish with wood-effect laminate work surface. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, under bench space for a fridge, built-in cupboard housing the modern Combi boiler.

LOUNGE

Large spacious lounge with laminate wood-effect flooring, double radiator, large front facing white uPVC double-glazed window with pleasant views over the garden. Feature fire surround in a quartz style finish with tiled hearth and back and built-in coal-effect gas fire. Door leading off to entrance hall, door leading off to rear lobby.

REAR LOBBY

Laminate wood-effect flooring, loft hatch, doors leading off 2 bedrooms and bathroom.

BATHROOM

Tile flooring, side facing white uPVC double-glazed window with privacy glass, white sink built into vanity unit with chrome taps, toilet with concealed cistern and push button flush, singles shower cubicle with electric shower. Recessed lights to ceiling.

BEDROOM 1

Carpet flooring, radiator, white uPVC double-glazed doors leading out to rear garden and with views over the rear garden. Built-in wardrobes providing plenty of storage. This is a good size double bedroom.

BEDROOM 2

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

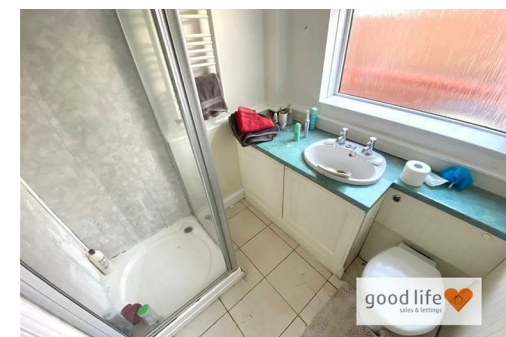
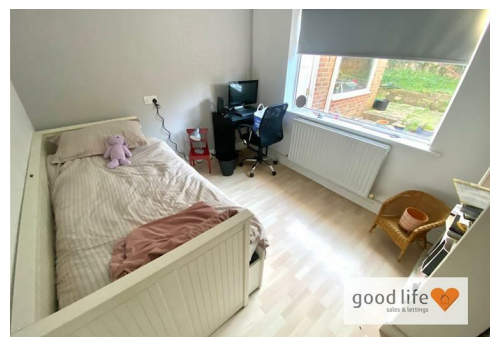
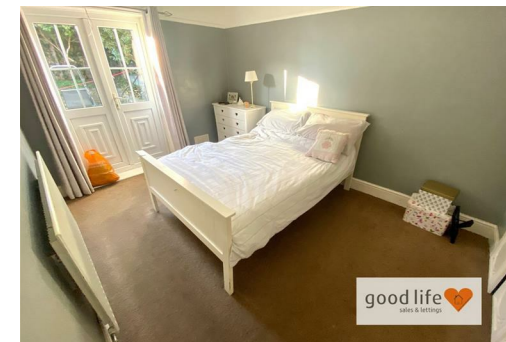
GARAGE

The garage is wider to the rear.

Remote roller shutter garage door, electric lighting and sockets, and white uPVC double-glazed window to the rear part, door leading directly to rear garden. The garage is large enough to accommodate a vehicle with a utility area to the rear part and would also make a perfect work shop.

EXTERNALLY

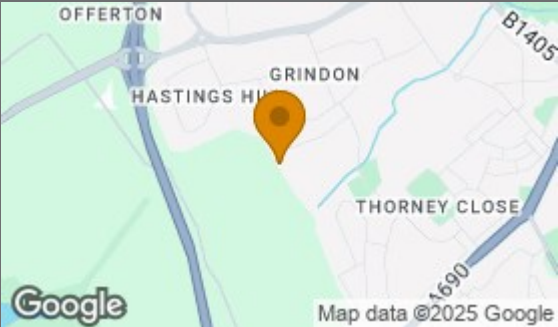
Long multi-car driveway leading to garage at the rear. Well maintained lawn front garden and double door



Local Authority
Sunderland

Council Tax Band
B

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



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