

Burcombe Close
Cherry Tree Park
Sunderland
SR2 0FJ



Burcombe Close

£115,000

INTRODUCTION

30% BELOW MARKET/RICS VALUE - BEAUTIFUL 2 DOUBLE BEDROOM MID LINK - LOVELY POSITION WITHIN SOUGHT AFTER DEVELOPMENT - SOUTH FACING LANDSCAPED REAR GARDEN - DRIVEWAY TO FRONT - STYLISH KITCHEN WITH INTEGRATED APPLIANCES - LOVELY BATHROOM - RARE OPPORTUNITY ACT QUICKLY TO AVOID DISAPPOINTMENT...

ENTRANCE HALL

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

LOUNGE

Measurements taken at widest points.

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a nice size lounge as can be seen from the photographs. Door leading off to internal hallway.

INTERNAL HALLWAY

Carpet flooring, door leading off to WC, door leading off to dining kitchen.

W C

Vinyl tile-effect flooring, white sink with single pedestal and chrome tap, white toilet with low level cistern. Extractor fan.

DINING KITCHEN

Measurements taken at widest points.

Vinyl tile-effect flooring, large double radiator, built-in cupboard providing lots of additional storage, lovely white uPVC double-glazed patio doors with windows either side leading out to and with views over the garden, these provide lots of light into the kitchen. Modern fitted kitchen with a range of wall and floor units in a taupe coloured high gloss finish with contrasting laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap, integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish and matching splash back. Integrated appliances including double fridge/freezer, dishwasher, washing machine and central heating boiler also hidden away within a cupboard, as can be seen from the photographs there is sufficient space for a small dining table and chairs.

FIRST FLOOR LANDING

Radiator, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window, built-in cupboards providing a good degree of storage and hanging space. This is a double bedroom.

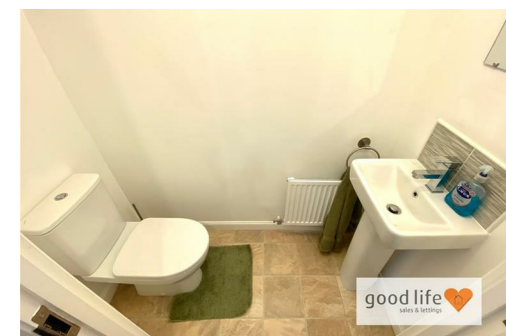
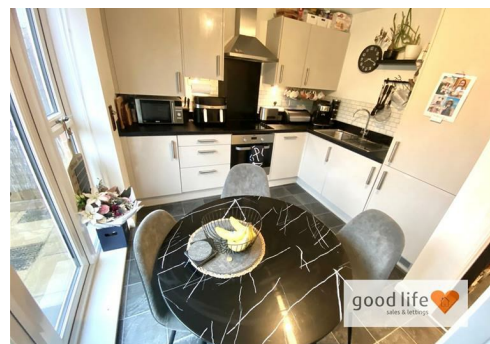
BEDROOM 2

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

BATHROOM

Vinyl tile-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome taps, separate shower fed from the main hot water system and glass shower screen over. Extractor fan and stylish tiling around the bath area.

EXTERNALLY



Local Authority

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(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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