

Southside Gardens
South Hylton
Sunderland
SR4 0NP



Southside Gardens

£225,000

INTRODUCTION

BEAUTIFULLY PRESENTED 3 BED DETACHED - SHOW HOME STANDARD STYLE THROUGHOUT - GREAT LOCATION WITH LOVELY OUTLOOK TO REAR - EN SUITE TO MASTER BEDROOM - GARAGE CONVERSION TO SNUG/TV ROOM - GREAT LOCATION FOR AMENITIES, METRO & COMMUTING - NO CHAIN ...

ENTRANCE HALL

Entrance via double-glazed door. Laminate wood-effect flooring, alarm key pad, stairs leading to first floor, radiator. Door leading off to dining or tv room, door leading off to snug, door leading off to lounge, door leading off to wc, door leading off to dining kitchen.

SNUG

Laminate wood-effect flooring continued from the entrance hall. This room has been partially converted from what was the garage and is a lovely snug or tv room now but could have a multitude of uses. There is a recess built into the front with ceiling lights and where the current owners have space for wardrobe and additional storage.

DINING ROOM OR TV ROOM

A lovely room with versatile potential. Carpet flooring, radiator, front facing white uPVC double-glazed window. Feature panelled wall and understairs cupboard providing additional storage.

LOUNGE

Carpet flooring, double radiator, white uPVC double-glazed patio doors leading out to and with views over the patio and garden beyond.

W C

Tiled flooring, sink with single pedestal and chrome tap, toilet with low level cistern. Extractor fan.

KITCHEN

Tiled flooring, radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to the rear patio and garden. Stylish fitted kitchen with a range of wall and floor units in a black gloss finish with contrasting laminate wood-effect work surface. Integrated double electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, granite style sink with bowl and a half, single drainer and matching monobloc tap, integrated fridge/freezer, integrated washing machine. Built in cupboard housing a central heating boiler.

FIRST FLOOR LANDING

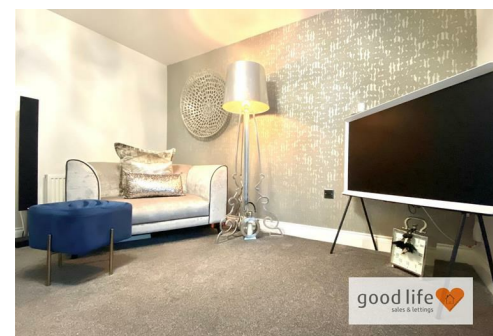
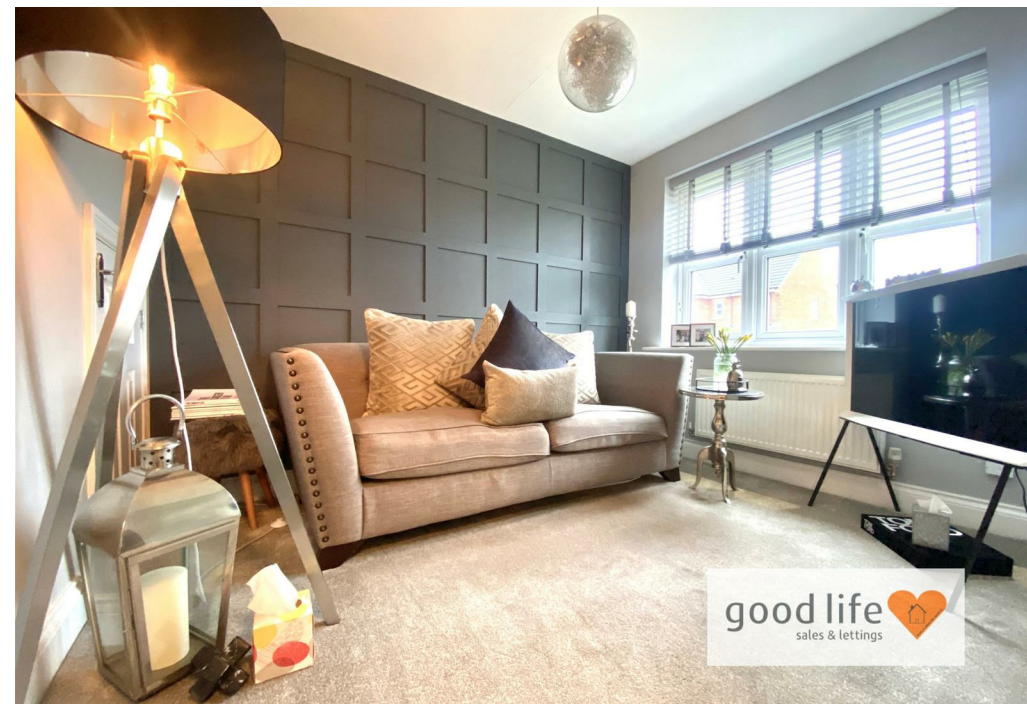
Built in cupboard, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Vinyl tile effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome tap with showerhead attachment. Electric shaving point, recessed lights to ceiling, extractor fan.

MASTER BEDROOM

Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows with a pleasant outlook. Double built in wardrobe. Door leading off to en-suite.



Local Authority
Sunderland

Council Tax Band
C

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



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