

Ambrunes Close  
Cherry Tree Park  
Sunderland  
SR2 0FL



# Ambrunes Close

## £160,000

### INTRODUCTION

BEAUTIFUL 2 DOUBLE BED SEMI - GARDEN ROOM/OFFICE PERFECT FOR HOME WORKING - WELL PRESENTED THROUGHOUT - GREAT LOCATION WITHIN SOUGHT AFTER DEVELOPMENT - PERFECT FTB NEW HOME - STILL WELL WITHIN NEW BUILD WARRANTY ...

### ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Carpet flooring, radiator, consumer unit, door leading off to lounge.

### LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed window with pleasant views over the cul de sac. Open plan stairs leading to the first floor, door leading off to rear kitchen/dining room.

### KITCHEN/DINING ROOM

Measurements taken at widest points, the room is L-shaped.

Large built-in cupboard leading off and separate WC also leading off. Laminate wood-effect flooring, white uPVC double-glazed doors with fixed double-glazed windows either side allowing lots of light into the kitchen/dining room and providing pleasant views over the garden. Modern fitted kitchen with a range of wall and floor units in a light grey high gloss finish with complementary laminate work surface, integrated electric oven, 4 ring gas hob and feature extractor chimney with matching splash back. Stainless steel sink with single bowl, single drainer and Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer. Space for table and chairs. The central heating boiler is concealed within a matching kitchen unit.

### FIRST FLOOR LANDING

Loft hatch, radiator, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

### BATHROOM

Vinyl tile-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass, radiator. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with glass shower screen over, chrome taps with showerhead attachment. Electric shaving point.

### BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing additional storage. Recess for freestanding or fitted wardrobes if required.

### BEDROOM 2

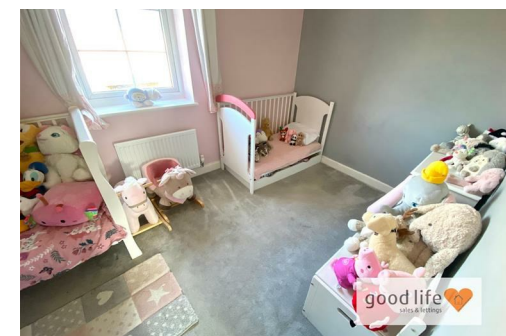
This is also a double bedroom.

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

### EXTERNALLY

Driveway parking for at least 1 possibly more cars with on street parking as well.

To the rear there is an extended paved patio and well-maintained lawn garden. Garden shed to the rear and timber garden room/office which has the benefit of electric sockets and lighting and is insulation which the current vendors use as a home office, this is a great additional facility for someone working from home.



Local Authority  
Sunderland

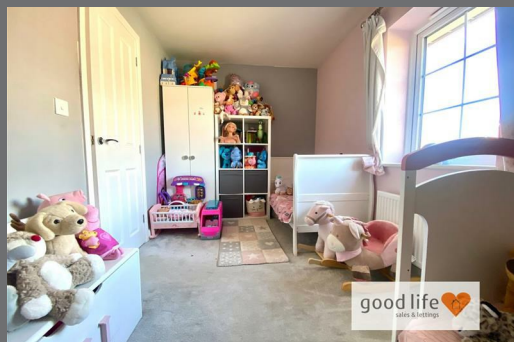
Council Tax Band  
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	83	
(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](mailto:info@goodlifelifehomes.co.uk)

[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)

## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



good life   
sales & lettings