

Churchside Gardens
Easington Lane
Houghton Le Spring
DH5 0NE



Churchside Gardens

£129,995

INTRODUCTION

BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED - SHOW HOUSE STANDARD - DRIVEWAY - RECENT STYLISH QUALITY KITCHEN WITH INTEGRATED APPLIANCES - INTEGRATED WINE COOLER, DISHWASHER, WASHING MACHINE - INTEGRATED FRIDGE FREEZER, INTEGRATED BOSCH OVEN & HOB - WELL-MAINTAINED REAR GARDEN - READY TO MOVE INTO - EFFECTIVELY PRICED FOR QUALITY OF HOME ...

ENTRANCE HALL

Vinyl wood-effect flooring, radiator. Door leading off to WC, door leading off to lounge.

W C

Vinyl wood-effect flooring, radiator, front facing white uPVC double-glazed window. Toilet with low level cistern, hand basin with chrome taps and pedestal. Electric consumer unit.

LOUNGE

Vinyl wood-effect flooring, 2 radiators, front facing white uPVC double-glazed window, side facing white uPVC double-glazed window, open plan staircase to first floor landing, recessed lights to ceiling, wall mounted thermostat for the central heating system. This is a lovely size lounge which is large enough to accommodate most arrangements of furniture. Door leading off to dining kitchen.

DINING KITCHEN

Laminate tile-effect flooring, radiator, rear facing white uPVC double-glazed window and white uPVC double-glazed patio doors with views over the rear garden and patio and leading out to the rear garden and patio. Recently installed fitted kitchen with a range of very stylish units in a grey finish with black handle and complementary laminate work surfaces. Integrated electric oven, 4 ring gas hob (both Bosch appliances) stylish quartz style sink with black Monobloc tap. Integrated wine cooler, integrated fridge/freezer, integrated dishwasher and integrated washing machine. All in all, this is an absolutely superb modern kitchen of great quality and design. There is ample space to one side of the dining kitchen for a dining table and chairs as can be seen in the photographs. Large under stairs cupboard additional useful storage.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Vinyl wood-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Hand basin with chrome tap built into a natural wood work surface with storage beneath, bath with panel, glass shower screen over, chrome taps and separate shower fed from the main hot water system. The area around the bath is finished in a stylish Metro tile. Extractor fan.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. This a lovely spacious double bedroom.

BEDROOM 2

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

BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a decent single bedroom although the current owners use it as a designated dressing room. Additional large built-in cupboard useful storage.

EXTERNALLY



Local Authority
Sunderland

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



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