

Falkland Road
Pallion
Sunderland
SR4 6XA



Falkland Road

£130,000

INTRODUCTION

EXTENDED 3 DOUBLE BED SEMI - GARDEN ROOM TO REAR - LOUNGE & PORCH EXTENSION TO FRONT - LONG DRIVEWAY LEADING TO DETACHED GARAGE AT REAR - REMOTE CONTROL GARAGE DOOR
- LARGE GARDEN PLOT TO REAR - SOLAR PANELS - NEW ROOF IN RECENT YEARS - NO CHAIN ...

ENTRANCE PORCH

Entrance via uPVC double-glazed door. Laminate wood-effect flooring, uPVC double-glazed window, partially-glazed door leading to extended lounge.

EXTENDED LOUNGE

A lovely extended large lounge with natural wood flooring, double radiator, feature fireplace with stone style hearth, front facing uPVC double-glazed bow window, built in display cupboards, open plan staircase to first floor landing, side facing uPVC double-glazed window with privacy glass. Door leading off to dining kitchen.

DINING KITCHEN

Laminate wood-effect flooring, radiator, 2 uPVC double-glazed windows, rear and side facing, wooden framed patio doors leading out to garden room. Fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate wood-effect work surface, range style oven with matching extractor and splash back, space and plumbing for a washing machine, wall mounted central heating boiler. Ample space for dining table and chairs.

GARDEN ROOM

Laminate wood-effect flooring, double glazed window and uPVC double-glazed patio doors leading out to rear steps and garden beyond. This is a lovely room with views over the lovely rear garden plot.

FIRST FLOOR LANDING

Side facing uPVC double-glazed window with privacy glass, double radiator, loft hatch with pull down ladders and potential for storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Vinyl wood-effect flooring, uPVC double-glazed window with privacy glass. Corner bath, white toilet with low level cistern, separate shower cubicle with shower fed from the main hot water system, sink with pedestal. Built in cupboard providing useful storage.

BEDROOM 1

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

BEDROOM 2

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

BEDROOM 3

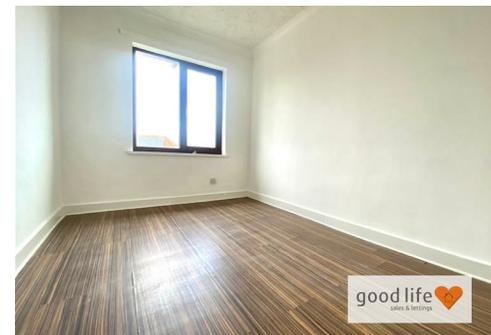
Front facing uPVC double-glazed window. This is a large double bedroom.

GARAGE

Prefabricated detached sectional garage, a good 3 foot wider than a normal single standard garage.

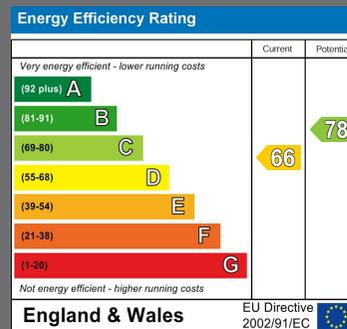
Electric roller shutter door, electric sockets and lighting. The garage offers a terrific additional space for either car parking, work shop or storage lock up.

EXTERNALLY



Local Authority
Sunderland

Council Tax Band
A



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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