

The Drive
Washington
NE37 2JG



good life 
sales & lettings

The Drive

£95,000

INTRODUCTION

MODERNISED & WELL PRESENTED - 2 BEDROOM END OF TERRACE - NEW ROOF - NEW QUALITY KITCHEN & BATHROOM - RECENT UPGRADED ELECTRICS & CONSUMER UNIT - NO CHAIN ...

ENTRANCE HALL

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

LOUNGE

Carpet flooring, large double radiator, front facing white uPVC double-glazed bow window. Door leading off to dining kitchen.

DINING KITCHEN

Measurements take at widest points.

Recently upgraded to a good quality fitted kitchen, the dining kitchen comprises a range of wall and floor units in a shaker style with stylish wood-effect laminate work surfaces. Large granite style rangemaster sink with chrome tap, built in cupboard housing the Combi boiler, space and plumbing for an electric oven with glass splash back and integrated extractor, integrated double fridge/freezer, space and plumbing for a washing machine. Rear facing white uPVC double-glazed window, large built-in cupboard space under the stairs for storage, radiator, double-glazed door leading to rear utility.

REAR UTILITY

Providing handy additional space to the ground floor, the rear utility has space for appliances, rear facing white uPVC double-glazed window, additional storage space, uPVC door leading to the rear.

FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window. Loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Double bedroom.

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

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a generous single or small double and it would accommodate a double bed.

BATHROOM

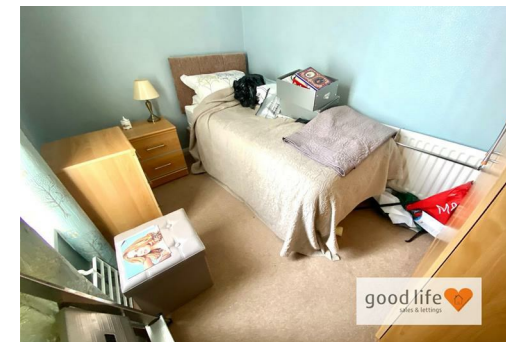
A good size bathroom and has recently been renovated to a good standard comprising, uPVC wall panels, laminate wood-effect flooring, front facing white uPVC double-glazed window with privacy glass. Walk-in shower cubicle with low profile tray, toilet with low level cistern, sink with single pedestal and chrome tap. Built-in cupboard providing some storage and vertical towel heater style radiator in a stylish grey finish. Recessed lights to ceiling.

EXTERNALLY

On street parking set back from the road with attractive greenery to the front, low maintenance front and side garden with gravel chippings and decorative paving.

Double gate providing the potential for some driveway parking to the rear.

GENERAL



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



Good Life Homes - Lettings

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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