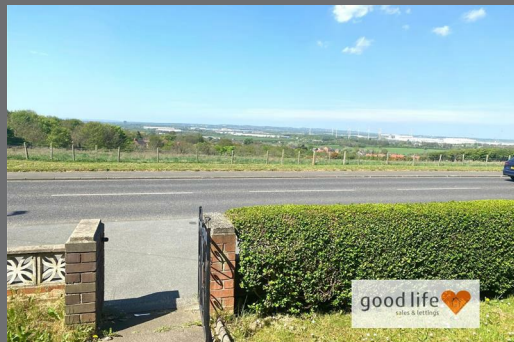


St. Lukes Road
Pallion
Sunderland
SR4 0HE



St. Lukes Road

£130,000

INTRODUCTION

VERY SPACIOUS 4 DOUBLE BED SEMI-DETACHED - 2 RECEPTION ROOMS - GARAGE WITH REMOTE DOOR - GENEROUS REAR GARDEN - UPVC DOUBLE GLAZING - GCH - TERRIFIC VIEWS TO FRONT - EXCEPTIONAL VALUE FOR SUCH A LARGE HOME ...

ENTRANCE PORCH

Entrance via GRP double-glazed door. Vinyl flooring, front facing white uPVC double-glazed window. Partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, double radiator, front facing white uPVC double-glazed window. 3 doors leading off, 2 to receptions and 1 to wc.

W C

Vinyl flooring, white toilet with mid level cistern. Rear facing white uPVC double-glazed window with privacy glass.

RECEPTION ROOM 1

Larger of the 2 reception rooms. White uPVC double-glazed window facing into porch, white uPVC double-glazed window facing over the rear garden, double radiator, brick fireplace with coal effect gas fire. This is a lovely large room.

RECEPTION ROOM 2

Also a lovely size lounge. Carpet flooring, double radiator, front facing white uPVC double-glazed window with fabulous elevated views. Feature fire surround with quartz hearth and back and built in coal effect gas fire. Door leading off to kitchen.

KITCHEN

Tiled flooring, 2 white uPVC double-glazed windows facing onto the rear garden. Modern fitted kitchen with a range of wall and floor units in a cherry wood effect finish with contrasting laminate work surface, stainless steel sink with single bowl, single drainer and matching taps. Space and plumbing for a washing machine, space and plumbing for a gas cooker, space for tall fridge/freezer. Door leading off to rear passage and garage.

FORMER WASH HOUSE

Concrete flooring, electric sockets, cold water tap, rear facing uPVC double-glazed window.

FIRST FLOOR LANDING

Double radiator, loft hatch, 5 doors leading off, 4 to bedrooms and 1 to bathroom.

BEDROOM 1

Double bedroom.

Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows with fabulous views. Built in cupboard providing some storage.

BEDROOM 2

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

BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window with fabulous views. Built in wardrobes providing a good degree of storage and hanging space. This is also a double bedroom.



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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