

The Broadway  
Barnes  
Sunderland  
SR4 8LP



# The Broadway

## £245,000

### INTRODUCTION

SUBSTANTIAL 4 BED EXTENDED SEMI-DETACHED HOME - FULL BATHROOM LEADING OFF MASTER BEDROOM - ADDITIONAL FAMILY BATHROOM WITH BATH & SEPARATE SHOWER - DRIVEWAY PLUS GARAGE - 2 GENEROUS RECEPTION ROOMS - WELL-MAINTAINED REAR GARDEN WITH SUNNY ASPECT - BEAUTIFUL ENTRANCE HALL - REAR CONSERVATORY/SUN PORCH - NO CHAIN AT ALL - AVAILABLE FOR QUICK COMPLETION ...

### ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Polished stone flooring, white uPVC double-glazed window and partially-glazed door leading off to entrance hall.

### ENTRANCE HALL

Stylish tile laminate flooring, double radiator, carpeted stairs to first floor landing, under stairs cupboard providing storage. 2 doors leading off to reception rooms and door leading off to kitchen.

### RECEPTION ROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed bay window. Open plan double doorway leading to reception room 2.

### RECEPTION ROOM 2

Measurements taken at widest points.

Carpet flooring, large double radiator, partially extended with white uPVC double-glazed window and patio doors leading out to rear patio and garden, double doors leading back through to reception room 1. This is a lovely room which is bright on a sunny day due to the large window.

### KITCHEN

Laminate tile-effect flooring, double radiator, white uPVC double-glazed window with views into rear conservatory/porch, partially-glazed door leading out to garden. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting wood-effect laminate work surfaces, stainless steel sink with bowl and a half, single drainer and flexible tap, space and plumbing for a washing machine, space for a tall fridge/freezer, integrated electric oven, 4 ring gas hob situated beneath a stainless steel feature extractor chimney.

### REAR PORCH CONSERVATORY

Measurement taken at widest points

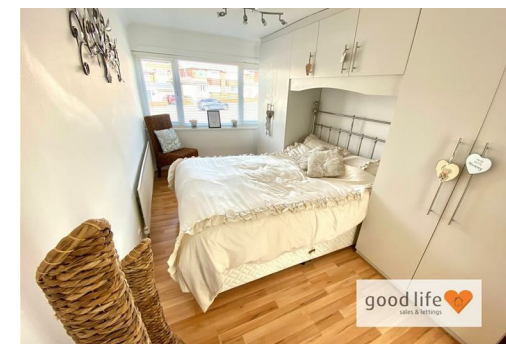
Vinyl tile-effect flooring, white uPVC double-glazed windows and white uPVC double-glazed door and solid roof. This is a lovely space between the inside of the house and the garden and has flexibility of use for the new owners. The current owners use it as a small informal dining area enjoying the sunny aspect.

### FIRST FLOOR LANDING

Right turn which leads to bathroom and 3 bedrooms and left turn which leads to master bedroom with en suite.

### MASTER BEDROOM

Part of an impressive extension to the original property with laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Fitted bedroom furniture providing a good degree of storage and hanging space. Door leading off to en suite bathroom.





Local Authority  
Sunderland

Council Tax Band  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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