

Fylingdale Drive
Tunstall
Sunderland
SR3 2YB



Fylingdale Drive

£165,000

INTRODUCTION

2 DOUBLE BED SEMI-DETACHED - LONG MULTI CAR DRIVEWAY - MODERN OPEN PLAN FLOW TO GROUND FLOOR - RECENT STYLISH KITCHEN - PATIO DOORS ONTO LOVELY LARGE PATIO - LANDSCAPED GARDEN INCL DECKING & ARTIFICIAL GRASS - LONGER THAN STANDARD GARAGE WITH UTILITY AREA TO REAR - FITTED WARDROBES IN BEDROOMS - GREAT LOCATION DESIRABLE ESTATE ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Vinyl wood-effect flooring, white uPVC double-glazed windows and white uPVC double-glazed door leading into lounge

LOUNGE

A lovely large lounge space with carpet flooring, double radiator, open plan staircase leading to first floor, front facing white uPVC double-glazed window, feature wall, under stairs cupboard providing additional storage, Open plan leading off to dining kitchen.

DINING KITCHEN

LVT flooring, large double radiator, white uPVC double-glazed window with views over rear garden and white uPVC double-glazed doors opening out onto patio and garden with built-in blinds. Modern shaker style kitchen with a range of wall and floor units and contrasting laminate work surface. Integrated double fridge/freezer, integrated electric oven, 4 ring gas hob and feature extractor chimney with matching splash back. Stylish ceramic sink with bowl and a half, single drainer and large Monobloc tap with showerhead attachment. Integrated dishwasher. The washing machine and dryer used by the client is located in the garage. At one end of the kitchen is sufficient space for a dining table and chairs as can be seen in the photographs.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with built-in blinds, 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. Fitted wardrobes with sliding doors providing a good degree of storage and hanging space. Additional built-in cupboard.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a double bedroom. Built-in wardrobes providing additional storage and hanging space.

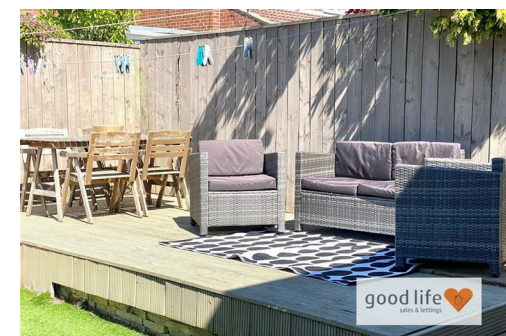
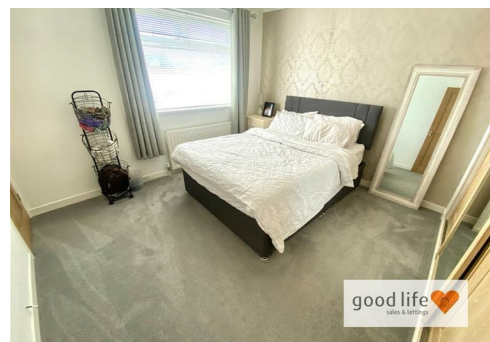
BATHROOM

Laminate wood-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Toilet and basin built into vanity unit with concealed cistern and push button flush and chrome tap, bath with panel, glass shower screen over, chrome taps, and separate shower fed from the Combi boiler system. Recessed lights to ceiling.

GARAGE

Remote control doors, electric sockets and electric lighting. At the rear of the garage is an additional utility area with work surface and under bench space for washing machine, dryer, additional space for fridge/freezer, wall mounted Combi boiler. This still allows space for car parking in the remainder of the garage if required.

EXTERNALLY



Local Authority
Sunderland

Council Tax Band
B

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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