

Mayfield Road
South Hylton
Sunderland
SR4 0NE



Mayfield Road

£275,000

INTRODUCTION

3 DOUBLE BED DETACHED HOME - INDIVIDUALLY DESIGNED AROUND 1980 - VERY SPACIOUS WITH LARGE GROUND FLOOR - ATTRACTIVE & PRIVATE CUL DE SAC POSITION - HUGE LOUNGE EXTENDING TO 32ft x 12ft - SEPARATE DINING ROOM - MODERN KITCHEN IN RECENT YEARS - INTEGRAL DOOR INTO LARGE GARAGE WITH REMOTE DOOR - FRONT & REAR GARDENS - GENEROUS DRIVEWAY ...

ENTRANCE PORCH

Entrance via uPVC double-glazed door. Carpet flooring, radiator, front facing white uPVC double-glazed bow window with views over cul de sac, white uPVC double-glazed door leading to entrance hall.

ENTRANCE HALL

Staircase leading to first floor, double radiator. Door leading off WC, door leading off to lounge, door leading to separate dining room.

W C

Radiator, vinyl tile flooring, white toilet with low level cistern, white sink built into vanity unit with chrome tap. UPVC cladding to the walls and ceilings. Extractor fan.

LOUNGE/DINING ROOM

A huge space which benefits from uPVC double-glazed bow window to the front with pleasant views underneath which sits a double radiator, further double radiator to the rear of the room with white uPVC double-glazed sliding doors providing access to the rear patio and providing views of the garden. Feature fire surround in a wood finish with tiled hearth and back and built-in gas fire. 2 doors providing access to this room, one of which provides direct access from entrance hall and one of which provides access from the separate dining room.

DINING ROOM

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. There are 3 doors providing access to this room from the entrance hall, the lounge/dining room and the kitchen. This room shares a partition wall with the lounge dining room and the kitchen and potentially could be combined to create an open plan rear to the property, subject to suitable calculations for building regs etc etc.

KITCHEN

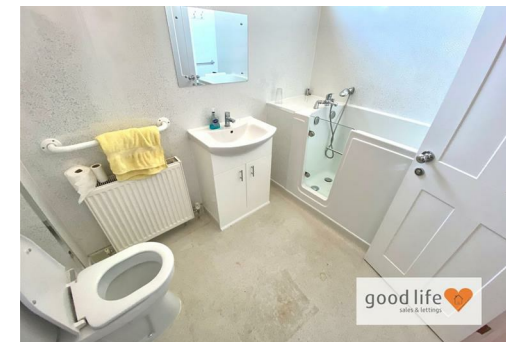
Vinyl tile flooring, double radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed door also rear facing. Modern fitted kitchen with a range of wall and floor units in a white finish with chrome effect handles, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space and plumbing for a gas cooker, space for a washing machine. Integral door leads directly into the garage.

FIRST FLOOR LANDING

Radiator, front facing white uPVC double-glazed window. Built-in cupboard providing useful shelving and storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.


BATHROOM

Large bathroom which was recently renovated to create an easily assessable wet room style bathroom with electric shower, wet room style floor and drain, toilet with low level cistern, sink built into vanity unit with chrome tap, walk-in bath unit with built in seat including tap and showerhead attachment. This occupies space which would have formally been occupied by a standard size bath. Double radiator, side facing white uPVC double-glazed window with privacy glass.



Local Authority
Sunderland

Council Tax Band
E

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	

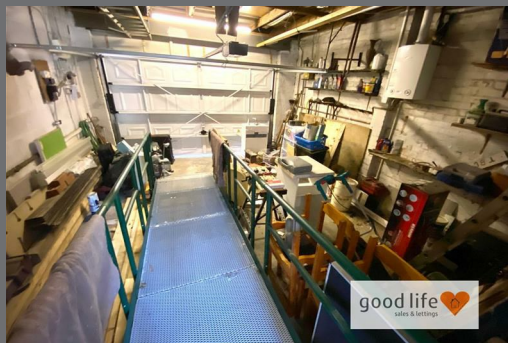


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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