

Harperley Drive  
Tunstall  
Sunderland  
SR3 1AW



# Harperley Drive

£230,000

## INTRODUCTION

2 BED SEMI-DETACHED BUNGALOW - LARGE CORNER PLOT - MULTI-CAR DRIVEWAY LEADING TO GARAGE - SOUTH FACING REAR GARDEN - FANTASTIC PLOT ON EDGE OF THE HOPE ROAD - COUNTRYSIDE VIEWS - MODERNISED KITCHEN & BATHROOM - EXTENDED CONSERVATORY WITH WARM ROOF TO REAR - NO CHAIN...

## ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, white uPVC double-glazed windows white uPVC double-glazed door leading into entrance hall.

## ENTRANCE HALL

Carpet flooring, radiator, door leading into kitchen, double doors leading into lounge.

## KITCHEN

Porcelain tile flooring, radiator, 2 white uPVC double-glazed windows, front and side facing. Modern fitted kitchen with a range of wall and floor units in a light high gloss cream finish with contrasting wood-effect laminate work surfaces. Integrated electric oven, 4 ring gas hob, feature extractor chimney in a stainless steel finish with matching splash back. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for tall fridge/freezer. Built-in cupboard housing Combi boiler.

## LOUNGE

Measurements taken at widest points

Carpet flooring, 2 radiators, front facing white uPVC double-glazed window. Feature fire surround in a quartz finish with hearth and back and built-in coal-effect gas fire. This is a good size lounge with doors leading off to the entrance hall and door leading off to internal hallway.

## INTERNAL HALL

3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BATHROOM

Stylish bathroom with tiled flooring, matching wall tiles with feature wall. Double shower cubicle with walk-in tray, fixed glass shower screen and shower fed from the main Combi boiler system comprising fixed overhead waterfall shower and separate handheld shower, sink built into drawer unit with chrome tap, toilet with concealed cistern and push button flush. Recessed lights to ceiling, chrome towel heater style radiator, white uPVC double-glazed window with privacy glass.

## BEDROOM 1

Good size double bedroom.

Carpet flooring, radiator, fitted wardrobes to 1 wall, rear facing white uPVC double-glazed window with views over the garden.

## BEDROOM 2 OR CONSERVATORY

Originally designed to be either a second double bedroom or a separate dining room, this room is versatile in use. Carpet flooring, radiator, white uPVC double-glazed patio doors leading out to sunroom/conservatory.

## SUN ROOM/ CONSERVATORY

Originally a conservatory but converted with warm roof for year round enjoyment. White uPVC double-glazed window and white uPVC double-glazed door leading out to rear garden, door leading off to entrance porch and door leading off to dining room or bedroom 2.



Local Authority  
Sunderland

Council Tax Band  
C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		



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

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