

Fawn Road
Ford Estate
Sunderland
SR4 0DG



Fawn Road

£154,000

INTRODUCTION

BEAUTIFULLY PRESENTED 3 BED SEMI - DOUBLE DRIVEWAY WITH POTENTIAL TO EXTEND - VERY LARGE REAR GARDEN PLOT WITH SUNNY ASPECT - DESIRABLE OPEN PLAN DINING KITCHEN - GENEROUS LOUNGE - IMPRESSIVE LANDSCAPED REAR GARDEN WITH OPEN OUTLOOK ...

ENTRANCE PORCH

Carpet flooring, radiator, carpeted stairs to first floor landing, folding door leading into the kitchen/dining room.

KITCHEN/DINING ROOM

A lovely size kitchen/dining room which has been opened up by the current owners to create a spacious open plan vibe with folding door leading into maximising the space. Vinyl wood-effect flooring, double radiator, white uPVC double-glazed window, front and side facing. Fitted kitchen with a range of wall and floor units in a high gloss contrasting finish (white/graphite grey) with contrasting laminate work surface, integrated electric oven, 4 ring gas hob, integrated extractor, stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer. Ample space for dining table and chairs. Leading off the kitchen/dining area and WC.

W C

Vinyl wood-effect flooring, toilet with low level cistern, hand basin with chrome taps built into vanity unit with store below. Radiator, extractor fan.

LOUNGE

Carpet flooring, radiator, rear facing white uPVC double-glazed window and white uPVC double-glazed patio doors facing and opening out onto raised decked patio and with lovely views over the garden. A feature acoustic style wall with vertical slats provides a modern stylish touch to the living room.

FIRST FLOOR LANDING

Loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Vinyl tile-effect flooring, chrome towel heater style radiator. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome taps with showerhead attachment, side facing white uPVC double-glazed window with privacy glass. Extractor fan. PVC panelling around the bath, toilet and sink area.

BEDROOM 1

Double bedroom

Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows.

BEDROOM 2

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

BEDROOM 3

This would be a good size single bedroom but has been created into a dressing room by the current owners. Measurements include depth of fitted wardrobes.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with lovely views.

EXTERNALLY



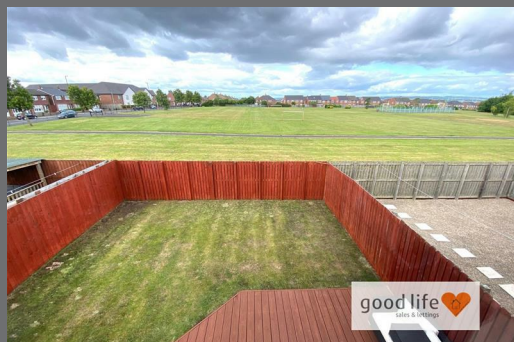
Local Authority
Sunderland

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



Contact

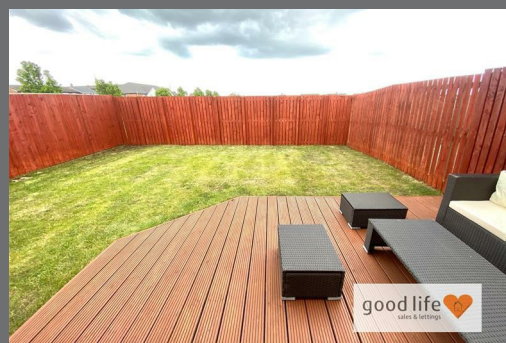
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