

Portland Road
Plains farm
Sunderland
SR3 1SR



good life
sales & lettings



Portland Road

£128,500

INTRODUCTION

LARGE FAMILY 3 DOUBLE BED EXTENDED SEMI - GENEROUS GARAGE WITH REMOTE DOOR & DRIVEWAY - PARTLY/MOSTLY UPDATED BUT MAY REQUIRE KITCHEN RENO - LOVELY GARDEN PLOT WITH SUNNY ASPECT - NO CHAIN SO AVAILABLE FOR A QUICK MOVE IN IF NEEDED...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. White uPVC double-glazed windows, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpeted stairs to first floor, built-in cupboard housing electric meter and fuse box. Partially-glazed door leading to the lounge.

LOUNGE

Natural wood flooring, radiator, front facing white uPVC double-glazed window. Feature fire in an attractive painted finish with quartz hearth and back and built-in coal-effect gas fire. Partially-glazed door leading off to dining kitchen.

DINING KITCHEN

Vinyl flooring, radiator, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a wood-effect finish with work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap, under bench space and plumbing for washing machine, dishwasher and space for gas cooker, space for American style fridge/freezer. Ample space for dining table and chairs. Open doorway leading to rear lobby.

REAR LOBBY

Large walk-in cupboard leading off utilising space under the stairs. Door leading off to WC, door leading off to the garage.

W C

Toilet with mid range cistern, rear facing white uPVC double-glazed window with privacy glass, wall mounted Combi boiler.

FIRST FLOOR LANDING

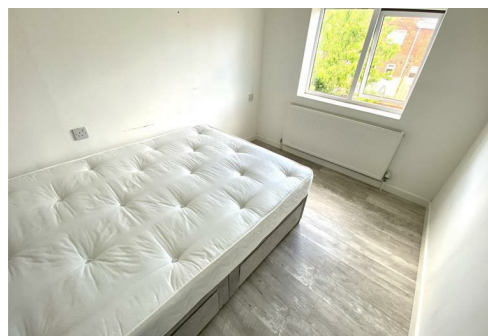
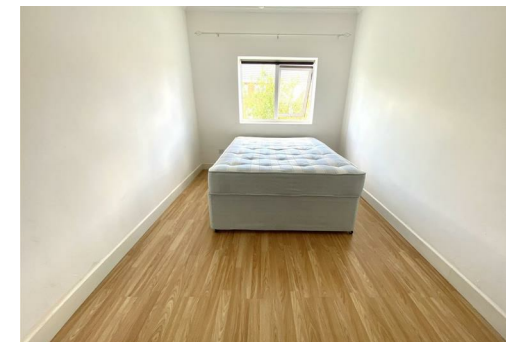
Side facing white uPVC double-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Recently renovated to a lovely standard, the bathroom has a freestanding bath with chrome tap and showerhead attachment, separate shower cubicle with shower fed from the main Combi boiler comprising fixed overhead shower and separate hand held shower, toilet with low level cistern, sink with single pedestal and chrome tap. Towel heater style radiator, white uPVC double-glazed window with privacy glass. Recessed lights to ceiling, extractor fan.

BEDROOM 2

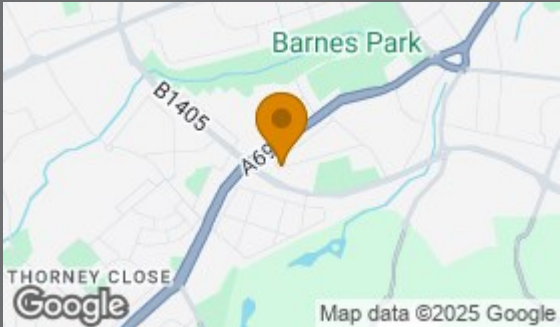
Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. Fitted open wardrobe to 1 wall with a good degree of storage, hanging space and drawers. This is a good size double bedroom.



Local Authority
Sunderland

Council Tax Band
A

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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