

Brackenwood Grove
Tunstall
Sunderland
SR2 9ED



Brackenwood Grove

£195,000

INTRODUCTION

LARGER STYLE 3 DOUBLE BED SEMI - CORNER PLOT LOCATION - MODERNISED WITH NEW KITCHEN & BATHROOM - BEAUTIFULLY MANICURED GARDENS - DRIVEWAY & GARAGE WITH ELECTRIC DOOR - SOUGHT AFTER LOCATION - NO CHAIN ...

ENTRANCE PORCH

Entrance via uPVC double-glazed door. White uPVC double-glazed windows with privacy glass, white uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, carpeted stairs to the first floor landing with original staircase, wall mounted thermostat for the central heating system. Storage underneath the stairs also the location of the electric consumer unit. Partially-glazed door to lounge/dining room.

LOUNGE/DINING ROOM

Measurements taken at widest points

A lovely room with large front facing white uPVC double-glazed window and rear facing white uPVC double-glazed window which means you get light from both aspects at various times of the day. Radiator below each window, carpet flooring throughout, feature fireplace in a stone-effect finish with granite hearth and back and built-in stone-effect gas fire. Ample space for a variety of furniture. Space for dining table and chairs. Partially-glazed door leading to the kitchen.

KITCHEN

Beautiful kitchen, recently renovated with a range of wall and floor units in a dark wood-effect finish with contrasting work surface. Granite style sink with single bowl, single drainer and Monobloc tap, space for tall fridge/freezer. Rear facing white uPVC double-glazed window, white uPVC double-glazed door which leads out to utility. Electric plinth heater provides heat in the kitchen area.

UTILITY

Tiled flooring, rear facing white uPVC double-glazed window, GRP double-glazed door. Secondary fitted kitchen/utility which comprises kitchen cupboards with contrasting work surfaces, white high gloss units, granite style sink with bowl and a half, single drainer and Monobloc tap, space and plumbing for a washing machine, space for freestanding gas oven with matching extractor. Internal door leads into garage.

FIRST FLOOR LANDING

Arched side facing white uPVC double-glazed window with privacy glass, built-in airing cupboard with radiator inside (great idea) 4 doors leading off, 3 to double bedrooms and 1 to bathroom.

BATHROOM

Granite style floor tiles in a black finish with quartz chippings, chrome towel heater style radiator, white toilet with concealed cistern and push button flush, double walk-in shower cubicle with fixed glass shower screen and shower fed from the main Combi boiler comprising of fixed overhead shower and separate hand held shower. The walls are finished in a ceramic tile. Electric shaving point and matching mirror, rear facing white uPVC double-glazed window, side and rear facing, with privacy glass.



Local Authority
Sunderland

Council Tax Band
C

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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