

Fylingdale Drive

Tunstall
Sunderland
SR3 2YB



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sales & lettings

Fylingdale Drive

£155,000

INTRODUCTION

LOVELY 2 DOUBLE BED SEMI-DETACHED - GENEROUS CONSERVATORY TO REAR - EXTENDED KITCHEN - PLEASANT CUL DE SAC POSITION - DRIVEWAY & GARAGE - IMMACULATE REAR GARDEN - GREAT OPPORTUNITY ...

ENTRANCE PORCH

Entrance via modern GRP double-glazed door. Vinyl wood-effect flooring, white uPVC double-glazed windows with pleasant views over to cul de sac, white uPVC double-glazed door leading into lounge.

LOUNGE

A good size lounge with open plan staircase, carpet flooring, double radiator, front facing white uPVC double-glazed window with pleasant views, additional double radiator at the bottom of the stairs providing extra heat, feature fireplace in a painted finish with marching hearth and built-in coal-effect gas fire. Double door way leading through to dining kitchen.

DINING KITCHEN

Occupying the full width of the house to the rear including an extension which runs to the rear of the garage. The dining kitchen offers a dedicated dining area with carpet flooring, double radiator, white uPVC double-glazed window and double-glazed sliding doors leading off to conservatory plus there is an archway leading through to dedicated area for the kitchen, the kitchen comprises a range of wall and floor units in a painted finish with contrasting laminate work surface. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Wall mounted modern Combi boiler, space for tall fridge/freezer, space and plumbing for a freestanding gas cooker, space and plumbing for washing machine in the dining area, white uPVC double-glazed window overlooks the rear patio and garden.

CONSERVATORY

Laminate wood-effect flooring, opaque poly-carbonate roof, white uPVC double-glazed windows and white uPVC double-glazed double doors leading out to rear patio and garden.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 3 doors leading off, 2 to double bedrooms and 1 to bathroom. On the landing there is a built-in cupboard providing useful additional storage.

BEDROOM 1

Double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing additional storage. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space with a gap between allowing space for a double bed.

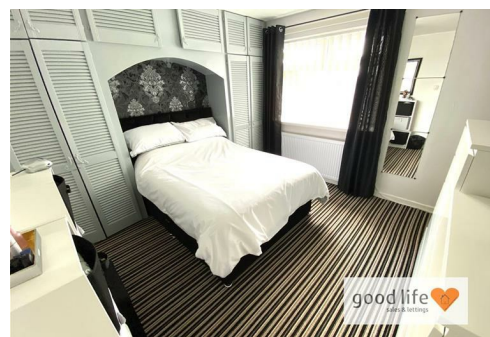
BEDROOM 2

Also a double bedroom.

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

BATHROOM

Vinyl flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with chrome taps, showerhead attachment. The walls are finished in a ceramic tile around the bath area and to approx. half height around the sink and toilet areas.



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



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