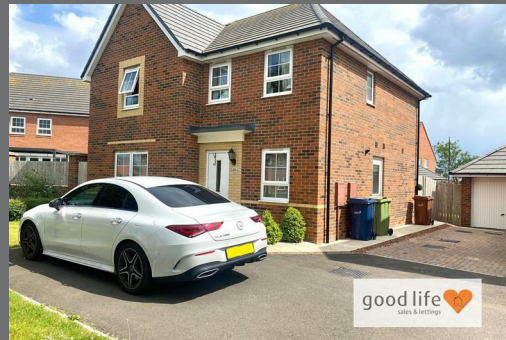


Lambert Road  
Cherry Tree Park  
Sunderland  
SR2 0FW



# Lambert Road

£340,000

## INTRODUCTION

IMPRESSIVE 4 DOUBLE BED DETACHED - MULTI VEHICLE DRIVEWAY & DETACHED GARAGE - SEPARATE HOME OFFICE ON GROUND FLOOR - IMPRESSIVE FAMILY/DINING/KITCHEN - LOVELY MASTER BED WITH EN SUITE - SOUTH FACING LARGE REAR GARDEN PLOT - NO CHAIN - GREAT LOCATION WITHIN CHERRY TREE PARK ...

## ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, carpeted stairs to first floor landing, built-in comms cupboard providing additional storage. Wall mounted thermostat for the central heating system. 4 doors leading off, 1 to home office or study, 1 to lounge, 1 to WC, 1 to dining kitchen.

## HOME OFFICE

Carpet flooring, radiator, front facing white uPVC double-glazed window. This would be a lovely separate home office space.

## LOUNGE

A lovely size lounge with carpet flooring, radiator, front facing white uPVC double-glazed window. Door leading directly into the hallway, additional door leading directly into the kitchen/dining room.

## W C

Laminate wood-effect flooring, radiator, toilet with low level cistern, hand basin with chrome tap, extractor fan. Recessed lights to ceiling.

## DINING KITCHEN

Spanning the full width of the house to the rear.

This is a superb modern space with laminate wood-effect flooring, 2 white uPVC double-glazed windows overlooking the garden, double white uPVC doors leading out to rear patio and garden, 2 double radiators providing heat to the space, natural family/dining area to 1 side. Stylish fitted kitchen with a range of wall and floor units in a natural finish with laminate wood-effect work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish with glass splash back, integrated dishwasher, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, integrated double fridge/freezer. Open plan door leading to separate utility. Recessed lights to the ceiling.

## UTILITY ROOM

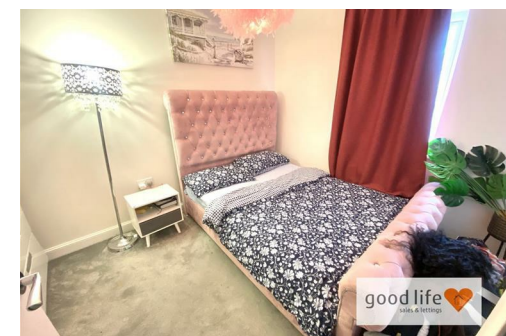
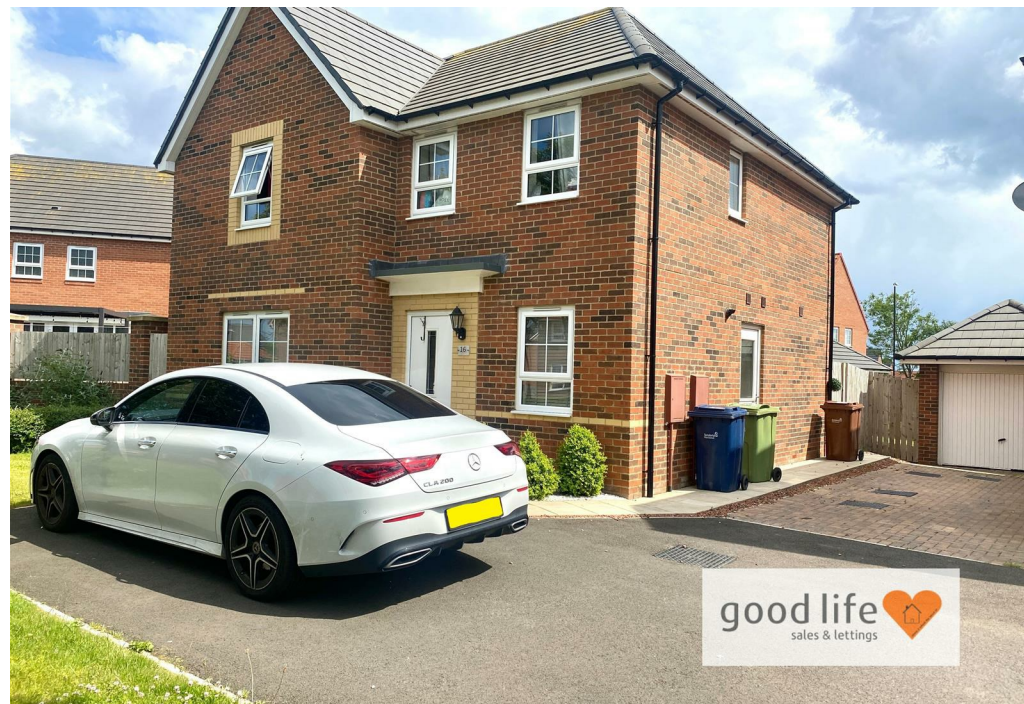
Laminate wood-effect flooring continued from the kitchen, radiator, double-glazed door leading to the side and driveway. Laminate wood-effect work bench underneath which provides space for 2 appliances including plumbing for washing machine, additional wall mounted cupboards matching the kitchen providing storage, 1 of which is the location central heating boiler.

## FIRST FLOOR LANDING

Loft hatch, radiator, double cupboards providing useful storage. 5 doors leading off, 4 to bedrooms and 1 to bathroom.

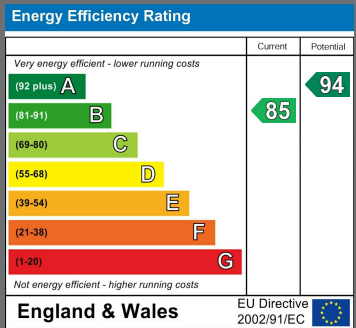
## BATHROOM

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window with privacy glass. Hand basin with chrome tap and single pedestal, toilet with low level cistern, bath with panel, chrome taps and showerhead attachment. The walls around the bath area are finished in a ceramic tile. Recessed lights to ceiling, extractor fan.



Local Authority  
Sunderland

Council Tax Band  
E



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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