











# Halvergate Close £119,995

# INTRODUCTION

2 DOUBLE BED SEMI - VERY WELL PRESENTED - UPDATED BATHROOM & KITCHEN - LARGE REAR GARDEN PLOT - DRIVEWAY PARKING TO FRONT - PERFECT STARTER HOME READY TO MOVE INTO - NO CHAIN AVAILABLE FOR QUICK SALE ...

# ENTRANCE HALL

Natural wood flooring, radiator, stairs to first floor landing, alarm key pad. Door leading off to lounge.

#### LOUNGE

Natural wood flooring, double radiator, white uPVC double-glazed window with pleasant front facing views. Built-in cupboard for storage. Doorway leading to dining kitchen.

#### DINING KITCHEN

#### Measurements widest points.

Tiled flooring, rear facing white uPVC double-glazed window with lovely views over the garden, double-glazed door leading out to the rear patio and garden. Recently replaced fitted kitchen with a range of wall and floor units in a light cream finish and wood-effect laminate work surface. Stainless steel sink with bowl and a half, single drainer with matching Monobloc tap. Integrated electric oven, 4 ring gas hob, space for tall fridge/freezer, radiator. A bespoke breakfast bar has also been built-in for convenient dining. Plumbing for the washing machine is in the under stairs cupboard, recessed lights to ceiling. Wall mounted Worcester Bosch quality combi boiler.

#### FIRST FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to bathroom, loft hatch.

#### **BEDROOM 1**

Carpet flooring, radiator, rear facing white uPVC double-glazed window with pleasant views. Good size double bedroom.

### BEDROOM 2

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing additional storage. Good size double bedroom.

# BATHROOM

Also recently replaced with tiled flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. Bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, p-shaped bath with chrome taps and separate shower fed from the main combi boiler comprising separate hand held shower and overhead fixed shower recessed lights, extractor fan. The walls are finished in a quality porcelain tile.

#### EXTERNALLY

Driveway parking to the front with additional garden to the side and access gate around the side of the property to the large rear garden.

The property benefits from being on a large rear garden plot which enjoys a lovely aspect and access down the side to the front also.











Local Authority Sunderland

# Council Tax Band

В



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 0191 565 6655 info@goodlifehomes.co.uk www.goodlifehomes.co.uk

Good Life Homes - Sale

46 Windsor Terrace Sunderland Tyne and Wear SR2 9QF



