

Baneberry Drive
Hillfield Meadows
Sunderland
SR3 1EF



Baneberry Drive

£159,995

INTRODUCITON

2 DOUBLE BED SEMI-DETACHED HOME - ON NEW HILLFIELD MEADOWS DEVELOPMENT - DRIVEWAY - GORGEOUS LANDSCAPED REAR GARDEN WITH SUNNY ASPECT - GENEROUS LOUNGE - DINING KITCHEN WITH STYLISH CABINET CHOICES - PATIO DOORS ONTO PATIO & GARDEN ... ALMOST NEW CONDITION! ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Vinyl wood-effect flooring, radiator, carpeted stairs to first floor landing. Door leading off to WC, door leading off to lounge.

W C

Continuation of wood-effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, hand basin with chrome tap.

LOUNGE

Decent size comfortable lounge space.

Carpet flooring, front facing white uPVC double-glazed window, feature panelled wall behind the TV, built-in storage cupboard providing useful additional space. Door leading off to entrance hall, door leading off to dining kitchen.

DINING KITCHEN

A lovely dining kitchen space with wood-effect vinyl flooring, radiator, white uPVC double-glazed window with views over the garden and white uPVC double-glazed double patio doors leading out to rear patio and garden. Stylish fitted kitchen in a shaker style with black handles and contrasting laminate work surface. Resin style sink with bowl and a half, single drainer and matching Monobloc tap, integrated electric oven, 4 ring gas hob, feature extractor chimney in a stainless steel finish with matching splash back, space and plumbing for a washing machine, space for tall fridge/freezer. One side of the dining kitchen has feature panelled wall to approx. half height and provides ample space for dining table and chairs.

FIRST FLOOR LANDING

Loft hatch with pull down ladders which proves access to the loft, the vendor advises us that the loft has been floored to accommodate additional storage. 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BATHROOM

Vinyl tile-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass, extractor fan. White bathroom suite comprising toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap with showerhead attachment and glass shower screen over. The tiling choices are very tasteful around the bath area to full height and to approx. half height around the sink and toilet areas.

BEDROOM 1

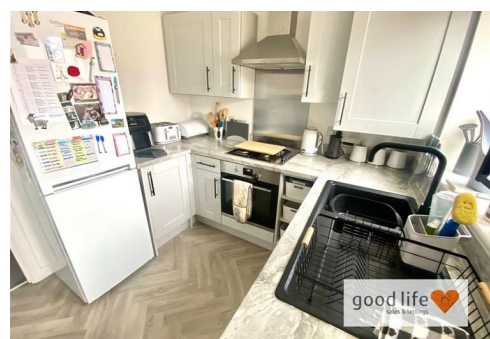
Double bedroom.

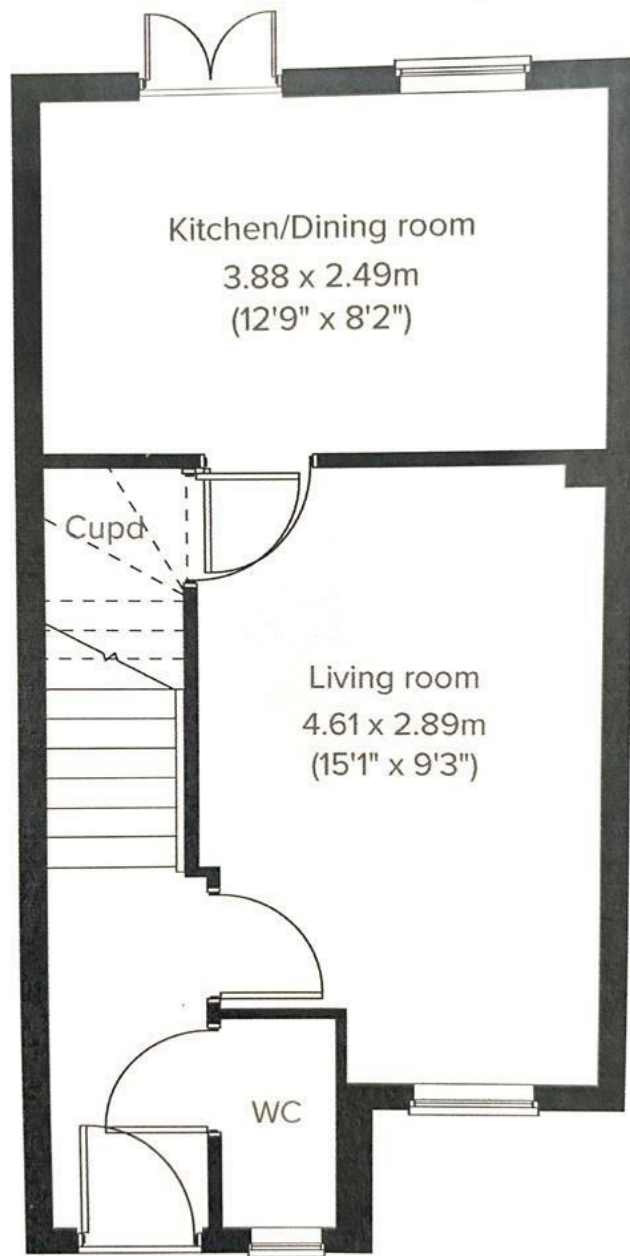
Carpet flooring, built-in cupboard, 2 front facing white uPVC double-glazed windows. Large recess which the current owner has a triple size wardrobe fitted into the space.

BEDROOM 2

Also a good size double bedroom.

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



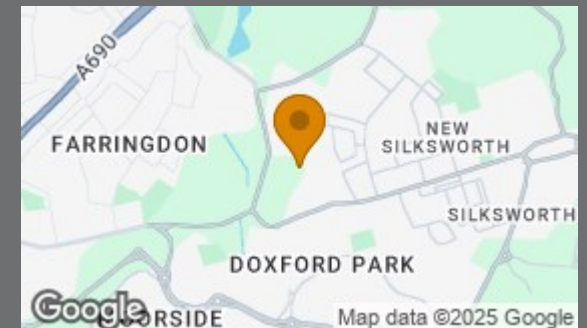


Ground floor

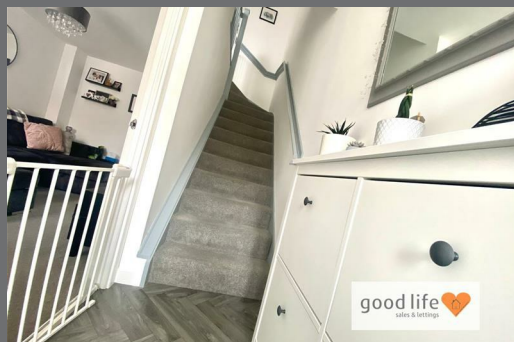
Local Authority
Sunderland

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	83	
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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