

Kirkhill  
Doxford  
Sunderland  
SR3 2WG



# Kirkhill

£136,500

## INTRODUCTION

MID LINK 2 DOUBLE BEDROOM - NICE CUL DE SAC POSITION - PLEASANT REAR GARDEN WITH SUNNY ASPECT - GREAT LOCATION CLOSE TO MILL HILL SCHOOL - PERFECT ENTRY LEVEL HOME IN THIS POPULAR AREA ...

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Vinyl wood-effect flooring, carpeted stairs to first floor landing, understairs cupboard, radiator. 3 doors leading off, 1 to wc, 1 to kitchen and 1 to lounge.

## KITCHEN

Front facing kitchen with a range of wall and floor units in a cherry wood style finish with contrasting laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and matching monobloc tap, integrated electric oven, 4 ring gas hob and integrated extractor, space for tall fridge/freezer, space and plumbing for a washing machine, built in cupboard housing the central heating boiler.

## W C

Vinyl tile flooring, radiator, toilet with low level cistern, sink with single pedestal and chrome tap. Extractor fan.

## LOUNGE

Lovely size lounge.

Carpet flooring, 2 radiators, white uPVC double-glazed window and white uPVC double-glazed patio doors opening out on to rear patio and garden. Fitted blinds on the window and patio doors.

## FIRST FLOOR LANDING

Loft hatch, built in cupboards, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BEDROOM 1

Large double bedroom.

Laminate wood-effect flooring, radiator, 2 front facing white uPVC double-glazed windows, large built in cupboard providing storage, further recess in which could be fitted wardrobe or wardrobes in the future.

## BEDROOM 2

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. This is also a double bedroom.

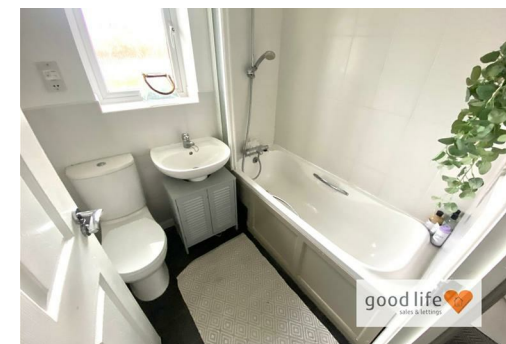
## BATHROOM

White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome tap with showerhead attachment, electric shaving point. The walls around most of the bath area finished ceramic tile. Vinyl tile effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass.

## EXTERNALLY

Situated a lovely quiet cul de sac with driveway parking for at least 1 vehicle with further on street parking. Entrance porch canopy leading to front door.

Paved patio, landscaped garden with artificial lawn, railway sleepers and additional patio positioned to take full advantage of the sunny aspect. Perimeter fencing to 3 sides.



Local Authority  
Sunderland

Council Tax Band  
B

| Energy Efficiency Rating                    |                            |                                                                                       |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                             |
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            |                            |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| England & Wales                             |                            |                                                                                       |
|                                             | EU Directive<br>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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