

Gorleston Way  
Blakeney Wood  
Sunderland  
SR3 2NL



good life  
sales & lettings



# Gorleston Way

## £225,000

### INTRODUCTION

DESIRABLE BLAKENEY WOOD LOCATION - DETACHED 2 BED BUNGALOW WITH CONSERVATORY - LONG DRIVEWAY - INTEGRAL GARAGE WITH UTILITY SPACE TO REAR - DIRECT ACCESS INTO GARAGE FROM KITCHEN - SET BACK IN QUIET CUL DE SAC POSITION - CURRENTLY LEASEHOLD - SELLERS INVESTIGATING FREEHOLD PURCHASE - NO CHAIN ...

### ENTRANCE HALL

Entrance via GRP double-glazed door to the side of the property. Carpet flooring, radiator, useful built in cupboard which is shelved out for storage. 5 doors leading off, 2 to bedrooms, 1 to lounge/dining room, 1 to bathroom and 1 kitchen.

### BEDROOM 1

A good size double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant front facing views. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space with space in between for a bed up to king size approx.

### BEDROOM 2

Also large enough to accommodate a double bed.

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

### BATHROOM

Vinyl flooring, chrome towel heater style radiator, toilet with low level cistern, sink with chrome tap built into vanity unit, walk in double shower cubicle with electric shower over and folding fitted shower seat, side facing white uPVC double-glazed window with privacy glass. Electric shaving point.

### LOUNGE DINING ROOM

Lovely large room.

Carpet flooring, radiator, feature fireplace with built in coal effect gas fire. Ample space for dining table and chairs to one end of the room and ample space for sofa and chair to the other, natural place for a tv. White uPVC double-glazed sliding doors which lead directly into the conservatory.

### CONSERVATORY

A lovely size conservatory with carpet flooring, large double radiator fed from the main central heating system, uPVC double-glazed windows and uPVC double-glazed door leading out to rear patio and garden. The conservatory has had a solid roof placed upon it, which means its useable as an additional room year round in comfort. The conservatory has lovely views over the patio and garden to the rear.

### KITCHEN

Vinyl wood-effect flooring, radiator, uPVC double-glazed window looking out over the rear garden with inset stainless steel sink below with monobloc tap. Quality fitted kitchen with a range of wall and floor units in a cherry wood style finish with granite work surfaces, space and plumbing for a freestanding gas cooker, space for dryer, under bench space for fridge and freezer. Wall mounted modern combi boiler, which we believe was last serviced around a year ago, integral white uPVC double-glazed door leading directly into the garage.



Local Authority  
Sunderland

Council Tax Band  
C

| 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 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





## Contact

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## Good Life Homes - Sales

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