

Marlow Drive
Moorside
Sunderland
SR3 2RW



good life 
sales & lettings

Marlow Drive

£210,000

INTRODUCTION

3 BED SEMI-DETACHED WITH LARGE CONSERVATORY - DESIRABLE STREET WITHIN MOORSIDE - FULLY MODERNISED & UPDATED - MODERN KITCHEN & BATHROOM - RESIN DRIVEWAY - EXTENSIVE DECKING TO GENEROUS REAR GARDEN - GAS AND ELECTRICAL CERTIFICATES - BUILT-IN WARDROBES TO EACH BEDROOM ...

ENTRANCE PORCH

Entrance via white uPVC sliding door. Laminate wood-effect flooring, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, radiator, built in cupboard providing some storage, carpeted stairs to first floor landing, built in cupboard under the stairs providing some storage. 2 doors leading off, 1 to reception room 1 and 1 to kitchen.

RECEPTION ROOM 1

Laminate wood-effect flooring, plasma electric style fire built into chimney breast, front facing white uPVC double-glazed bow window. Archway providing open plan access to separate dining room.

DINING ROOM

Continuation of the Laminate wood-effect flooring from the lounge, radiator, uPVC double doors leading through to conservatory.

CONSERVATORY

Laminate wood-effect flooring, double radiator, uPVC double-glazed window looking over decked patio and garden and white uPVC double-glazed door leading out to decked patio and garden. The conservatory has had a warm roof added, which means it can be enjoyed year round. Recessed lights to ceiling.

KITCHEN

Modern recently installed fitted kitchen with a range of wall and floor units in a high gloss finish with contrasting laminate wood-effect work surfaces. Integrated electric oven, integrated microwave, integrated 5 ring gas hob and feature extractor chimney in stainless steel finish. Recessed lights to ceiling, built in breakfast bar area for informal dining matching the work surfaces. Laminate wood-effect flooring, radiator, white uPVC double-glazed window opening directly into conservatory. Door leading utility room.

UTILITY ROOM

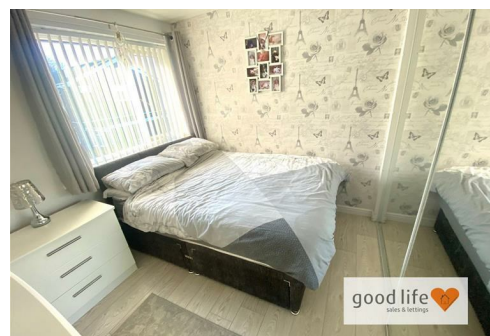
Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views decked patio and garden, white uPVC double-glazed door also leading out to rear garden and patio area. Fitted units in the utility area with laminate wood-effect work surface, stainless steel sink with single bowl and single drainer, space and plumbing for a washing machine, space for an American style fridge/freezer.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Laminate wood-effect flooring, recently fitted bathroom suite comprising toilet with low level cistern, bowl style sink sat atop of the work surface with fitted storage cupboard beneath, walk in double shower cubicle with glass shower screen and shower fed from the main boiler system comprising fixed overhead shower and separate hand held shower. Recessed lights to ceiling, uPVC cladding to the walls and ceiling, 2 white uPVC double-glazed windows, side and rear facing.



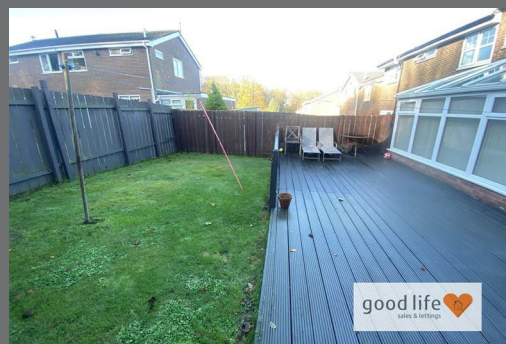
Local Authority
Sunderland

Council Tax Band
C

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		
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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

good life 
sales & lettings