

Oxford Close  
Silksworth  
Sunderland  
SR3 1JX



# Oxford Close

£140,000

## INTRODUCTION

3 BEDROOM SEMI-DETACHED - LARGE GARAGE & PORCH EXTENSION - CONSERVATORY TO REAR - LARGE CORNER PLOT TO FRONT - SOUGHT AFTER STREET - NO CHAIN - LARGE GARAGE POTENTIAL AS LOCK-UP/WORKSHOP

## ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Vinyl wood-effect flooring, white uPVC double-glazed windows. White uPVC double-glazed door leading to entrance hall.

## ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, radiator, understairs cupboard including electric meter, gas meter and electric consumer unit. 2 doors leading off, 1 to lounge dining room and 1 to kitchen.

## LOUNGE/DINING ROOM

Lovely large room.

Carpet flooring, front facing white uPVC double-glazed bow window, 2 large double radiators providing heat to the space. Feature fire surround with a wood-effect finish with quartz hearth and back and built in coal effect gas fire. White uPVC double-glazed patio doors to the rear elevation leading directly into the conservatory.

## CONSERVATORY

Carpet flooring, opaque poly carbonate roof, white uPVC double-glazed windows and door leading out to steps which lead down into the garden and with views of the garden.

## KITCHEN

Vinyl tile effect flooring, radiator, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a light finish with complementary laminate wood-effect work surfaces. Integrated electric oven, 4 ring gas hob and extractor chimney in stainless steel finish, space and plumbing for a washing machine, space for a tall fridge/freezer, if required. Built in cupboard Worcester combi boiler. Stainless steel sink with single bowl, single drainer and matching monobloc tap situated beneath a white uPVC double-glazed window which offers views over the garden, integral door leading to the garage.

## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch. 5 doors leading off, 3 to bedrooms, 1 to bathroom and 1 to WC.

## W C

Vinyl flooring, rear facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern.

## BATHROOM

Vinyl flooring, chrome towel heater style radiator, bath with panel and chrome taps, sink with single pedestal and chrome taps. The walls are completely tiled. Rear facing white uPVC double-glazed window with privacy glass.

## BEDROOM 1

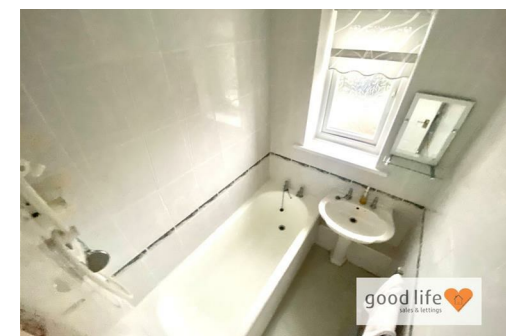
Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a good size double bedroom.

## BEDROOM 2

Measurements taken at widest points.

Also, a good size double bedroom.

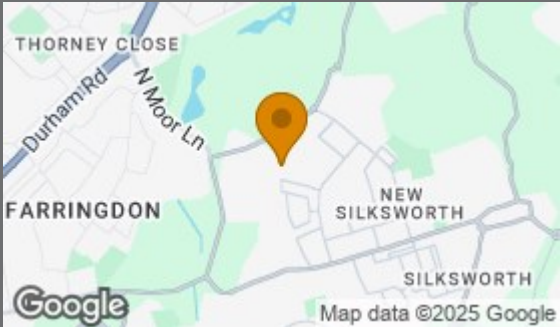
Carpet flooring, radiator, front facing white uPVC double-glazed window.



Local Authority  
Sunderland

Council Tax Band  
A

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





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