

Faraday Grove
Pallion
Sunderland
SR4 6UL



Faraday Grove

£149,995

INTRODUCTION

EXTENDED 3 BED SEMI - EXTENDED KITCHEN - DRIVEWAY - LANDSCAPED LOW MAINTENANCE REAR GARDEN - ARTIFICIAL FRONT LAWN - SUPERB KITCHEN & BATHROOM - SUNNY OPEN ASPECT TO REAR TOWARDS PLAYING FIELDS - EXTREMELY WELL PRESENTED THROUGHOUT ...

ENTRANCE HALL

Entrance via uPVC double-glazed door. Carpet flooring, radiator, 2 white uPVC double-glazed windows with privacy glass situated either side of the front door, replacement staircase with oak style hand rail and balustrade and glass inserts for a modern feel, matching glazed door leading through directly into kitchen dining room.

DINING KITCHEN

Measurements taken at widest points.

Part of an extension to the original property, the kitchen extension offers terrific additional space and creates a lovely open plan kitchen dining room with sufficient space for a dining table and 3 or 4 chairs, rear facing white uPVC double-glazed window facing the garden, front facing white uPVC double-glazed window with views over driveway, GRP double-glazed door leading to the rear garden, radiator, door leading off to the lounge, built in cupboard providing useful additional storage. Modern fitted kitchen with a range of white high gloss units with contrasting laminate work surface. Integrated electric oven, 4 ring ceramic hob, mirrored splash back, integrated double height fridge/freezer, integrated washing machine, integrated dishwasher, wine cooler. This is an impressive space.

REAR GARDEN

The property has a completely low maintenance landscaped rear garden with lovely extensive decked patio area positioned to take full advantage of the sunny aspect. Recessed LED lighting and pergola and artificial lawn. The rear of the property backs onto playing fields with terrific open views and sunny aspect.

LOUNGE

Measurement taken into bay window.

Carpet flooring, radiator, front facing white uPVC double-glazed bay window, wall mounted electric fire. This is a lovely light room and is open plan to the dining room via a double doorway opening.

DINING ROOM

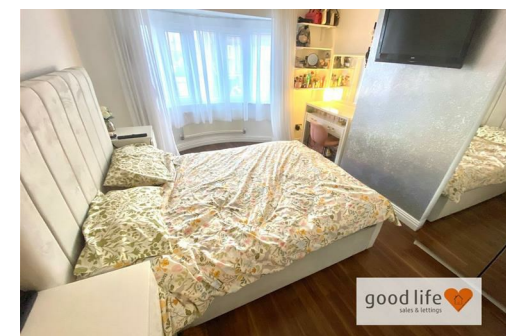
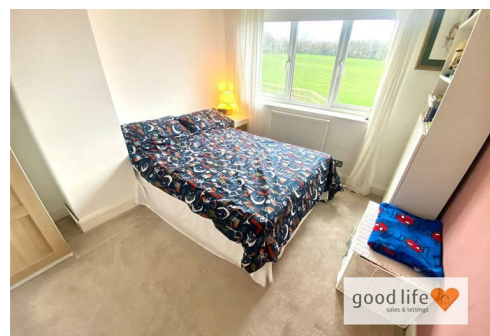
Continuation of the carpet flooring from the lounge which creates a natural flow, double radiator, white uPVC double-glazed window facing onto rear garden and playing fields beyond. This is also a lovely room open plan to the lounge.

FIRST FLOOR LANDING

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

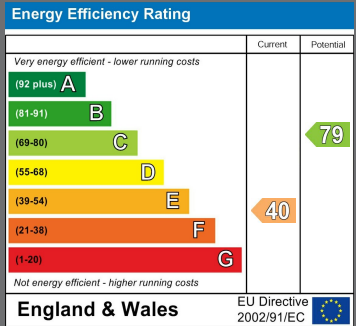
BATHROOM

A beautiful bathroom, also recently refurbished, with double walk in shower cubicle with low profile tray and black fittings including matching black trim, water fall style shower head and separate hand held shower, sink with drawer unit beneath and matching black tap and handles, bath with panel and matching black handles, toilet with low level cistern. Towel heater style radiator, 2 rear facing white uPVC double-glazed windows with privacy glass, electric shaving point, natural wood flooring. The walls around the shower are finished in a modern ceramic tile which continues to half height around the bath and sink areas.



Local Authority
Sunderland

Council Tax Band
B



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

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sales & lettings