

Southside Gardens  
South Hylton  
Sunderland  
SR4 0NP



good life   
sales & lettings





# Southside Gardens

## Offers Over £250,000

### INTRODUCTION

SUPERB 3 BED DETACHED HOME - IMPRESSIVE REAR CONSERVATORY WITH WARM ROOF - GARAGE WITH INTEGRAL DOOR - FABULOUS LANDSCAPED REAR & SIDE GARDENS - SOUTH FACING TO REAR - LOG BURNING STOVE & LOG STORE - MASTER BEDROOM WITH GENEROUS EN SUITE - SEPARATE UTILITY ...

### ENTRANCE HALL

Entrance via GRP double-glazed front door. Carpet flooring, radiator, natural wood flooring leading into the lounge.

### LOUNGE

14'0 x 11'5

Lovely size lounge in this particular style of house with natural wood flooring throughout, front facing white uPVC double-glazed window, radiator behind cover, log burning stove and media wall style recess large enough for a 65" flat screen TV. The lounge is partially open plan to a dining room.

### DINING ROOM

12'2 x 11'3

Flowing seamlessly from the lounge area, the dining continues with the natural wood flooring, open plan staircase to first floor landing with bespoke arch window built into the gable end affording additional light into this whole general space. Door leading off to kitchen, uPVC double-glazed doors leading into conservatory.

### CONSERVATORY

9'9 x 9'8

A lovely size high quality conservatory. Laminate wood-effect flooring, radiator, recessed lights to ceiling, white uPVC double-glazed window with sash Georgian bars and white uPVC double-glazed door leading out to the rear garden and patio area. The conservatory has had a warm roof added for year round use and has lovely views over the thoughtfully planned garden.

### KITCHEN

11'0 x 8'8

Quartz tile flooring, radiator, rear facing white uPVC double-glazed window with views over the garden and patio area. Fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate work surface, granite style sink with bowl and a half, single drainer and Monobloc tap. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, integrated double fridge/freezer. Door leading off to utility room.

### UTILITY ROOM

6'6 x 5'6

Tiled flooring, radiator, double-glazed external door leading to the side of the property, built in cupboards matching the main kitchen, stainless steel sink comprising bowl and a half, single drainer and matching Monobloc tap, space and plumbing for a washing machine. Door leading off to WC.

### W C

6'8 x 2'10

Continuation of the tiled flooring from the utility room, hand basin with chrome tap, toilet with low level cistern and push button flush. Radiator, extractor fan.

## FIRST FLOOR LANDING

Loft hatch with ladder access and partially bordered loft, built in cupboard providing useful additional storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BATHROOM

6'9 x 6'8

Tiled to the floor and walls, radiator, recessed lights to ceiling. White toilet with low level cistern, corner bath with Jacuzzi style jets and chrome taps with showerhead attachment, sink with single pedestal and chrome taps. Side facing white uPVC double-glazed window with privacy glass, electric shaving point.

## BEDROOM 1

13'8 x 9'1

Carpet flooring, radiator, rear facing white uPVC double-glazed window and not overlooked at all. This good size double bedroom. Door leading off to en-suite.

## EN-SUITE

7'4 x 6'9

Very large en-suite with LVT style flooring, radiator, rear facing white uPVC double-glazed window with privacy glass, recessed lights to ceiling, chrome towel heater style radiator. Sink built into unit with storage beneath and chrome taps, double shower cubicle with shower fed from the main hot water system, toilet with low level cistern. Electric shaving point, extractor fan.

## BEDROOM 2

10'1 x 9'6

Good size double bedroom.

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

## BEDROOM 3

8'3 x 6'0

Measurements taken at do not include depth of fitted wardrobes which would add an additional 2ft of space on each length x width.

Extensive fitted wardrobes with sliding mirrored doors. Radiator, front facing white uPVC double-glazed window. The room would comfortably accommodate a bed without the removal of the fitted wardrobes but is currently used as a dressing room.

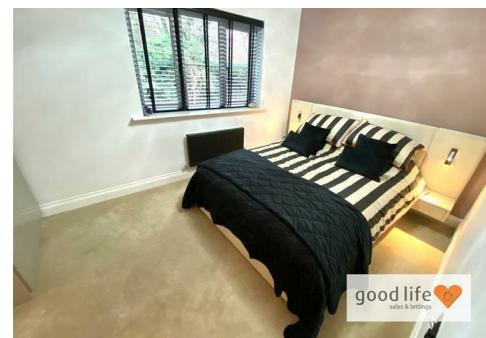
## GARAGE

Manual up and over garage door. Electric lighting, integral door which was separately constructed after build leading to the entrance hall.

## EXTERNALLY

Double block paved driveway plus further on street parking leading to attached garage.

The property enjoys a south eastern aspect which means it benefits from sunshine for the majority of the day, weather permitting, and has incurred a considerable amount of expense in the planning and organisation to create what is now a beautifully planned low maintenance garden which extends from the back and wraps around the side. There are access gates either side of the property from the front. Extended patio areas positioned to take full advantage of the sun at various times of the day and raised garden with artificial lawn for minimal maintenance, large log store with corrugated roof provides some protection for the logs and ensures you have somewhere to store your wood fuel for the log burning stove in the lounge. There is a good degree of privacy to the boundary sides and rear and of course to the rear, the property backs onto old ground which affords a even greater degree of privacy.



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@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

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