

Cairnside
East Herrington
Sunderland
SR3 3LT



good life 
sales & lettings

Cairnside

£279,950

INTRODUCTION

SUPERB EXTENDED 3 BED SEMI-DETACHED - NEW ROOF IN RECENT YEARS- SPACIOUS PERIOD HOME ON LARGE PLOT - SUPERB LOCATION - EXTENDED KITCHEN & SUN/FAMILY ROOM TO REAR - RECENTLY UPDATED & REFRESHED - MULTI-CAR DRIVEWAY & ATTACHED GARAGE INCL INTEGRAL DOOR

ENTRANCE PORCH

Entrance via GRP door. Vinyl tile-effect flooring, white uPVC double-glazed window either side of the front door, original partially-glazed door leading into entrance hall.

ENTRANCE HALL

Vinyl tile-effect flooring, 2 radiator, carpeted stairs to first floor with original balustrade and handrail. 2 doors leading off, 1 to dining kitchen and 1 to reception room 2.

RECEPTION ROOM 1

Beautiful room with carpet flooring, white uPVC double-glazed bay window, curved radiator situated beneath the window complimented by multi-fuel burning stove situated within the chimney breast and sat upon a slate. The room is partially open plan via an open door way to reception room 2.

RECEPTION ROOM 2

Carpet flooring, partially-glazed door leading into entrance hall, lovely white uPVC double-glazed bay window with views over the garden and curved radiator beneath. Open chimney breast with slate tile. Partially open plan to reception room 1. This is a lovely room.

W C

Leading off the dining kitchen with LVT flooring, double radiator, white toilet with low level cistern, white hand basin built into vanity unit chrome tap. Recessed lights to ceiling, extractor fan. Leading off the WC is an internal door to the garage.

DINING KITCHEN

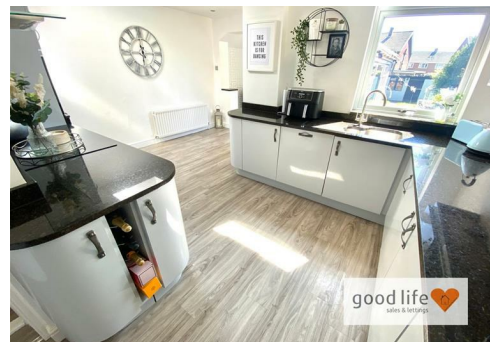
Forming part of an extension to the original property. The kitchen comprises a range of wall and floor units in a grey finish with contrasting granite work surfaces. Inset stainless steel sink with bowl and a half, Monobloc tap, 4 ring ceramic hob with granite splash back and feature extractor chimney, integrated electric oven and integrated microwave. Space for tall fridge/freezer, integrated dishwasher. Double radiator provides heat to the space and wooden framed double-glazed roof window plus white uPVC double-glazed standard window provides lots of additional light and views over garden. In the natural dining area of the Kitchen there is an open plan doorway into a further extension.

SUN ROOM/LOUNGE

Fabulous ground floor extension providing a huge amount of additional ground floor space and comprising laminate wood-effect flooring, large double radiator, white uPVC double-glazed window and white uPVC double-glazed door leading out to rear patio and garden. This room has a versatile use and the current owners have a sofa, TV and dining table and chairs situated in front of the doors leading out to the patio. The room is open plan back into the kitchen area which makes it a rear hub of the home and a terrific additional space.

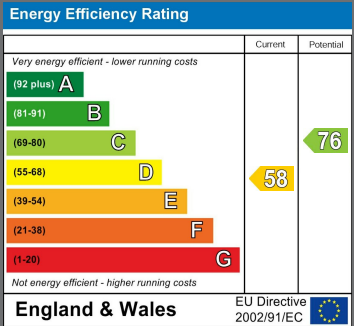
FIRST FLOOR LANDING

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



Local Authority
Sunderland

Council Tax Band
D



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

0191 565 6655

info@goodlifelives.co.uk

www.goodlifelives.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



good life
sales & lettings

