Conica Lane

Philadelphia

Houghton Le Spring

DH4 4FH









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CONICA LANE

HOUGHTON LE SPRING - DH4

A pristine three bedroom detached home presented in virtually show home condition, with a superb dining kitchen, en suite to the principal bedroom, pleasant rear garden, dedicated driveway and single garage.

- 3 BEDROOM DETACHED HOME
- PRISTINE SHOW HOME CONDITION
- SUPERB DINING KITCHEN
- EN SUITE TO PRINCIPAL BEDROOM
- DRIVEWAY & SINGLE GARAGE

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Conica Lane

Asking Price £248,000

INTRODUCTION

A pristine three bedroom detached home presented in virtually show home condition, with a superb dining kitchen, en suite to the principal bedroom, a pleasant rear garden, dedicated driveway and single garage. Stylish owner-selected upgrades give the interior a smart contemporary finish, while the property's position midway between the A19 and A1(M) provides excellent access to Sunderland, Washington and the wider region. The balance of the new-build structural warranty will pass to the new owner.

ENTRANCE HALL

Accessed via a GRP double-glazed entrance door. The hall has carpet flooring and attractive half-height wall panelling which continues alongside the carpeted staircase. An under stairs cupboard provides useful storage, with doors leading to the lounge, downstairs WC and dining kitchen.

LOUNGE

12'0 x 11'0

A lovely reception room with carpet flooring, radiator and a front-facing white uPVC double-glazed window. A stylish media wall with slatted panelling has been prepared for a wall-mounted television.

DOWNSTAIRS WC

5'6 x 2'9

Vinyl wood-effect flooring, radiator, pedestal hand wash basin with chrome tap, low-level WC and extractor fan.

DINING KITCHEN

18'0 x 9'4

Measurements taken at widest points.

A superb feature of the home, combining a stylish contemporary kitchen with ample space for a dining table and chairs. The room has vinyl wood-effect flooring, a double radiator, two white uPVC double-glazed windows and white uPVC double-glazed doors opening to the rear patio and garden. The kitchen includes contemporary black handles, contrasting wood-effect laminate work surfaces and a white acrylic-style one-and-a-half-bowl single-drainer sink with flexible Monobloc tap. Integrated appliances include a dishwasher, electric oven and double fridge freezer, together with a four-ring gas hob, feature chimney-style extractor and glass splashback. A door leads to the utility room.

UTLITY ROOM
5'11 x 5'6
Vinyl wood-effect flooring, radiator and a GRP double-glazed external door to the side of the property. There is a work surface with an integrated washing machine, further appliance space beneath, a wall-mounted cupboard concealing the modern central heating boiler and a large additional storage cupboard.

FIRST FLOOR LANDING
Reached via the carpeted staircase from the entrance hall. The landing includes a built-in storage cupboard, loft access hatch and doors to all three bedrooms and the family bathroom.

FAMILY BATHROOM
6'10 x 5'7
Fitted with a white suite comprising a panelled bath with chrome taps, wash basin with chrome tap and a low-level WC. Vinyl wood-effect flooring, radiator, tiling to approximately half height around the bath, basin and WC areas, side-facing white uPVC double-glazed window with privacy glass and extractor fan.

PRINCIPAL BEDROOM
13'0 x 10'8
A gorgeous double bedroom with carpet flooring, radiator and a front-facing white uPVC double-glazed window. A door leads directly to the en-suite shower room.

EN-SUITE SHOWER ROOM
5'9 x 5'9
Vinyl wood-effect flooring, radiator, low-level WC, wash basin with chrome tap and corner shower enclosure with shower supplied from the mains hot-water system. Two white uPVC double-glazed windows with privacy glass and an extractor fan provide ventilation.

BEDROOM 2
9'7 x 9'6
A beautifully presented double bedroom with carpet flooring, radiator and a rear-facing white uPVC double-glazed window.

BEDROOM 3
9'6 x 8'1
A beautifully presented bedroom of a size capable of accommodating a double bed, with carpet flooring, radiator and two white uPVC double-glazed windows.

REAR DRIVEWAY AND GARAGE
The property enjoys a very pleasant rear garden with a paved patio and lawn. A pedestrian gate at the foot of the garden gives access to the property's dedicated driveway and single garage.

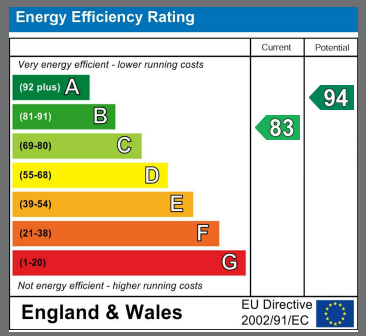






Local Authority
Sunderland

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@goodlifehomes.co.uk
www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



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