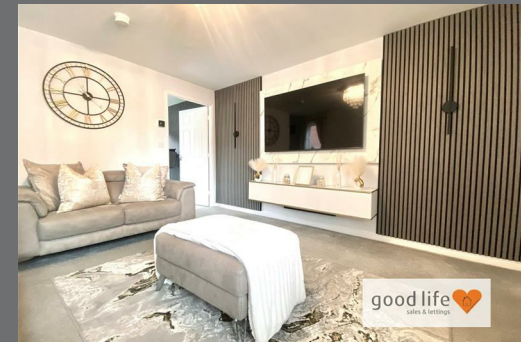


Friar Road
Ford Estate
Sunderland
SR4 0BP





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Friar Road

Offers In The Region Of £132,500

INTRODUCTION

STUNNING 2 DOUBLE BEDROOM SEMI-DETACHED - LONG DRIVEWAY TO SIDE - BEAUTIFUL INTERIOR DESIGN THROUGHOUT - SUNNY LANDSCAPED GARDEN ASPECT TO REAR - POTENTIALLY NO CHAIN - PROBABLY THE BEST PROPERTY OF ITS TYPE ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet flooring, radiator, panelled wall, door leading off to WC, door leading off to lounge.

WC

5'2 x 2'9

Vinyl wood effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white hand basin with chrome tap.

LOUNGE

13'8 x 12'2

Lovely size lounge.

Carpet flooring, double radiator, partially open plan staircase in the corner leading to first floor, 2 white uPVC double-glazed windows, side and front facing. The lounge is beautifully presented with acoustic wall panelling either side of an open media wall for stunning affect. Door leads off to a breakfasting kitchen.

BREAKFASTING KITCHEN

12'0 x 7'8

Lovely beautifully presented breakfasting kitchen with marble effect tile flooring, double radiator, acoustic panelling providing a wonderful feature to 1 wall, double-glazed door leading out to rear patio and garden and white uPVC double-glazed window providing views of the garden. Stylish all white fitted kitchen with complementary stylish laminate work surfaces. Stainless steel sink with single bowl, single drainer and Monobloc tap. Integrated electric oven, 4 ring gas hob and integrated extractor, space for washing machine, space for a tall fridge/freezer. Large built in cupboard. This is a beautifully stylish room.

FIRST FLOOR LANDING

Radiator, wall panelling, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

12'2 x 10'6

Measurements taken at widest points.

Good size double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window. Panelling to feature wall.

BEDROOM 2

12'2 x 7'9

Also a double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built in cupboard providing some storage.

BATHROOM

5'6 x 5'3

Vinyl wood effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel, chrome taps and separate shower fed from the main boiler system comprising fixed overhead shower and separate hand held shower. The area around the bath is finished to full height in a stylish uPVC cladding.

EXTERNALLY

Multi-car driveway to the side of the property, well maintained front garden.

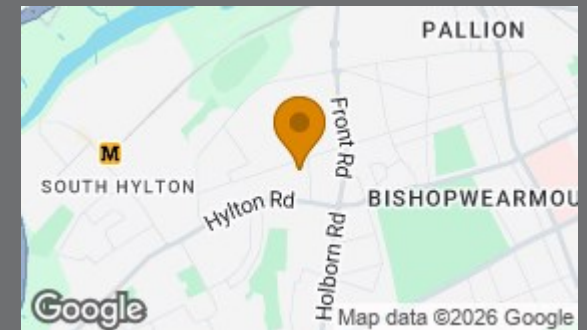
The property benefits from a large rear garden plot which is well maintained with pathway running down the centre, lawn either side and a paved patio area positioned to take full advantage of the sunny aspect. Access down the side to the front.



Local Authority
Sunderland

Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		



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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