

Pearl Road
Plains Farm
Sunderland
SR3 1SZ



Pearl Road

£89,995

INTRODUCTION

2 DOUBLE BEDROOM MID LINK - UPDATED & WELL PRESENTED - DRESSING ROOM OR POTENTIAL HOME OFFICE
LEWDING OFF MAIN BEDROOM - ATTRACTIVELY PRICED - NO CHAIN & AVAILABLE FOR QUICK COMPLETION IF REQ
- LOVELY WEST FACING REAR GARDEN PLOT- AMPLE ON STREET PARKING ...

ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing, built in cupboard housing the modern consumer unit. Door leading off to lounge.

LOUNGE

Laminate wood-effect flooring, radiator concealed behind cover, front facing white uPVC double-glazed bow window, built in shelving with built in cupboard to 1 side of the chimney breast. Door leading off to dining kitchen.

DINING KITCHEN

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window, built in cupboard providing storage and the location of the gas meter. Recently installed fitted kitchen with a range of wall and floor units in a grey gloss finish with contrasting laminate wood-effect work surfaces. White quartz style sink with matching drainer and stainless steel Monobloc tap, integrated electric oven, 4 ring ceramic hob, integrated extractor, space for tall fridge/freezer, space and plumbing for a washing machine. Built in cupboard housing the modern combi boiler.

FIRST FLOOR LANDING

Radiator concealed behind cover, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Very large double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Door leading off to separate dressing room or home office.

DRESSING ROOM/HOME OFFICE

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

BEDROOM 2

Good size double bedroom.

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

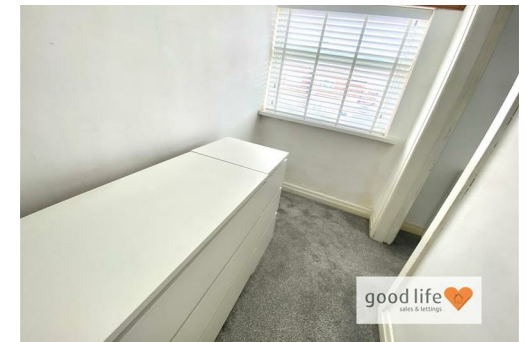
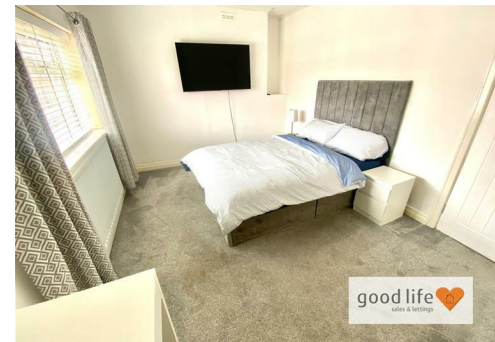
BATHROOM

Vinyl tile effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Large quadrant corner shower cubicle with sliding glass doors and shower fed from the main combi boiler system, sink with chrome tap built into vanity unit below, toilet with low level cistern. The walls are finished in a stylish ceramic tile, uPVC cladding and extractor fan to the ceiling. Folding door allowing convenient access.

EXTERNALLY


Set back from the road with on street parking to the front, lawn garden, pathway leading to GRP double-glazed door. Alleyway to the side to the which is also secure providing access to the rear.

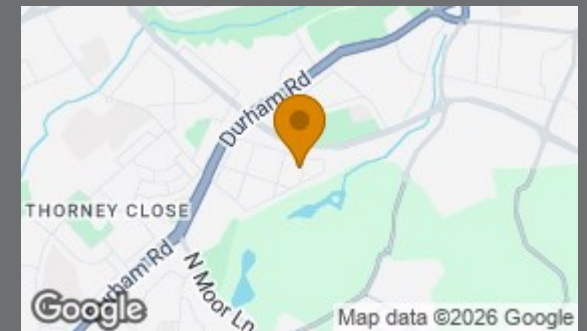
The property has a lovely rear garden plot with a large paved patio area immediately to the back of the property which is approx. 18ft by 10ft deep and offers a lovely west facing aspect, which means it benefits from direct sunshine for the majority of the day, particularly afternoon and evening. Large area of lawn with mature shrubs to either side. This is a real feature of the property. Access down the side of the property providing additional storage.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



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