

Blucher Place
Chester Gate
Sunderland
SR4 9AL



good life 
sales & lettings

Blucher Place

£275,000

INTRODUCTION

SPACIOUS 4 BEDROOM SEMI DETACHED HOME - BEAUTIFULLY PRESENTED THROUGHOUT - QUALITY MODERN HOME - SUPERB MASTER BEDROOM WITH BALCONY - EN SUITE TO MASTER BEDROOM - IMPRESSIVE DINING KITCHEN - LANDSCAPED SUNNY ASPECT REAR GARDEN - DRIVEWAY AND ATTACHED GARAGE - EXCELLENT COMMUTER LOCATION

EXTERNAL FRONT

A block paved driveway leads to the attached garage. The beautifully maintained front garden is finished with decorative pebbles, manicured shrubs and paving leading to the entrance door.

ENTRANCE HALL

Accessed through a GRP double glazed entrance door and featuring stylish marble effect porcelain tiled flooring. Double doors open to a useful cloaks cupboard housing the consumer unit and internet communications equipment. There is also a radiator, wall mounted alarm keypad, central heating thermostat, carpeted staircase to the first floor and doors to the lounge, dining kitchen and ground floor WC.

GROUND FLOOR WC

With continuation of the marble effect porcelain tiled flooring, a stylish white suite comprising a toilet with concealed cistern and push button flush, and pedestal wash basin with chrome tap. Also benefiting from a radiator, extractor fan and recessed LED ceiling lights.

LOUNGE

A lovely size reception room offering ample space for a variety of furniture arrangements. Features include laminate wood effect flooring, a vertical flat panel radiator, stylish panelling to a feature wall and a front facing white UPVC double glazed window with a pleasant outlook.

DINING KITCHEN

An impressive open plan space extending across the rear of the property, with continuation of the marble effect porcelain tiled flooring. White UPVC double glazed windows and double doors open onto the rear patio and garden, while acoustic wall panelling and provision for a wall mounted television add a stylish focal point. There is generous space for a dining table and chairs and a radiator concealed behind a decorative cover. The beautifully appointed kitchen comprises a range of white high gloss wall and floor units with soft wood effect work surfaces. Integrated appliances include a fridge freezer, dishwasher, four ring induction hob with stainless steel extractor hood and tiled splashback, plus an electric oven positioned at waist height. There is space for a washing machine, a stainless steel one and a half bowl sink with single drainer and matching Monobloc tap, a built in cupboard housing the modern central heating boiler, and recessed ceiling lights.

FIRST FLOOR LANDING

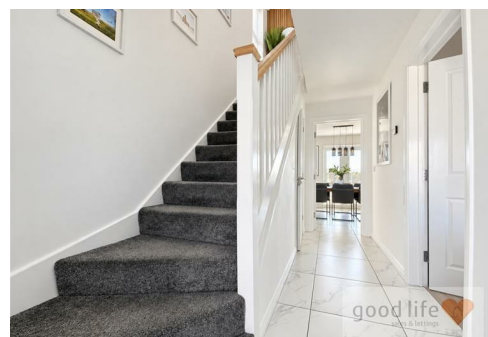
With a side facing white UPVC double glazed window, radiator, a double cupboard providing useful storage, and stairs continuing to the second floor.

BEDROOM 2

Measurements taken at the widest points. A very spacious double bedroom featuring laminate wood effect flooring, radiator, a front facing white UPVC double glazed window and feature panelling to one wall.

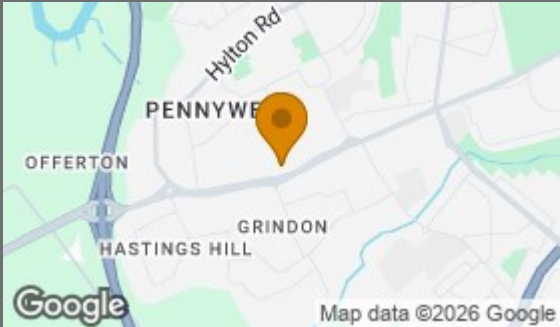
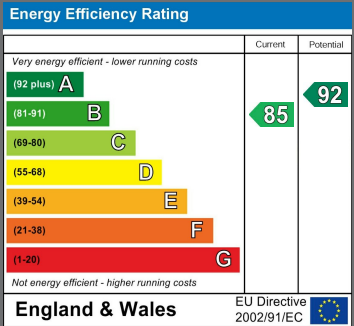
BEDROOM 3

A further lovely large double bedroom with laminate wood effect flooring, radiator and two rear facing white UPVC double glazed windows enjoying pleasant elevated views.



Local Authority

Council Tax Band
C



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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