

Stannington Grove Tunstall Sunderland SR2 9EG



STANNINGTON GROVE
ASHBROOKE - SR2

Located at the most desirable Ashbrooke Range-end of Stannington Grove, this beautifully presented, extended, 3 bed semi is open plan to the rear overlooking gorgeous gardens.

- ♥ 3 BEDROOM EXTENDED
- ♥ IMPRESSIVE OPEN PLAN REAR
- ♥ BEAUTIFUL GARDEN
- ♥ DOUBLE DRIVEWAY
- ♥ GARAGE

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Stannington Grove

Offers In The Region Of £225,000

INTRODUCTION

SUPERB 3 BED SEMI-DETACHED HOUSE - EXTENDED TO REAR - BEAUTIFUL OPEN PLAN REAR KITCHEN/DINING/FAMILY ZONE - IMMACULATE REAR GARDENS - SEPARATE UTILITY & WC - GARAGE & DOUBLE DRIVEWAY - IMMACULATELY PRESENTED THROUGHOUT - CLOSE TO DESIRABLE ASHBROOKE RANGE ...

ENTRANCE HALL

Natural wood flooring, carpeted stairs to first floor landing, under stairs cupboard, radiator. Doors leading off to formal lounge, dining kitchen/family zone.

LOUNGE

15'8 x 11'4

Carpet flooring, large radiator, front facing white uPVC double-glazed bay window. Attractive fire surround with tiled hearth for decorative purposes only. Double glass doors leading through into dining kitchen/family zone.

DINING KITCHEN/FAMILY ZONE

19'3 x 19'0

Measurements taken at widest points, the room is L-shaped.

Fabulous open plan space to the rear of the rear. Recent and stylish fitted kitchen comprising a range of wall and floor units in a white high gloss finish with natural wood work surface, breakfast bar return on which is situated a 4-ring ceramic induction hob and integrated electric oven situated at waist height for convenience and integrated microwave just above that. Space for tall fridge/freezer, integrated dishwasher, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap and white uPVC double-glazed window which looks out onto the impressive rear patio and garden. This room flows naturally onto a dining area where there is a tall column vertical radiator providing heat to the space and carpet flooring. Open plan to family/garden with additional column radiator, standard radiator, carpet flooring and 2 white uPVC double-glazed large windows which offer lovely views over the patio and garden beyond. This is a stunning aspect and makes this property particularly unique. Door leading off to utility area, double doors leading back into the lounge.

UTILITY ROOM

7'1 x 6'7

Continuation of the natural wood flooring from the kitchen area, wall mounted modern combi boiler, additional stainless steel sink situated within a laminate work surface with plumbing and space for a washing machine and base kitchen unit, rear facing white uPVC double-glazed window, GRP double-glazed door leading out, double radiator providing heat to the space. The space is divided with a door leading into a WC. Within the utility area is an integral door leading into the garage.

WC

3'11 x 2'5

Vinyl tile effect flooring, stylish tiles to approx. half height, extractor fan, toilet with low level cistern.

FIRST FLOOR LANDING

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

BEDROOM 1

12'4 x 8'7

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

BEDROOM 2

12'6 x 9'0

Another double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with lovely views over the rear garden.

BATHROOM

8'4 x 5'6

Laminate wood-effect flooring, chrome towel heater style radiator, quality bathroom suite comprising, toilet with low level cistern, sink built into drawer unit below with chrome tap, bath with tiled panel, chrome tap with separate thermostatic shower fed from main combi boiler system. The walls around the bath are finished in a very stylish ceramic tile which continues to a feature wall behind the toilet and hand basin, 2 rear facing white uPVC double-glazed windows with privacy glass. Extractor fan.

BEDROOM 3

8'8 x 8'5

Single bedroom.

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

GARAGE

17'6 x 7'10

Measurements taken at widest points.

Large enough to accommodate a smaller car, electric roller shutter garage and electric socket and lighting. Integral door leading to the utility room.

EXTERNALLY

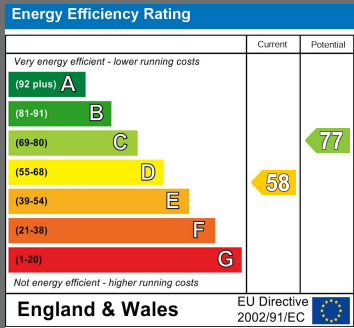
Block paved double driveway for at least 2 vehicles leading to attached garage with roller shutter garage door. Well maintained front garden with slate chippings. Tiled steps leading to GRP double-glazed door.

The property benefits from a gorgeous garden, immaturely maintained, with sizable paved patio area immediately adjacent to the house with steps leading onto a raised lawn which is very well maintained with mature shrubs and well maintained bordering hedges. Additional space to the rear where one could accommodate small garden shed if necessary. The garden itself is beautifully planned, enjoys a sunny aspect, and is a pleasure to be in on a sunny day like today.



Local Authority
Sunderland

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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