

Bishops Way  
Chapel Garth  
Sunderland  
SR3 2SJ



# Bishops Way

£195,000

## INTRODUCTION

3 DOUBLE BEDROOM SEMI-DETACHED - MULTI - CAR DRIVEWAY - GARAGE - CONSERVATORY - SOUTH FACING REAR GARDEN - VERY WELL PRESENTED & UPDATED - NO CHAIN - FABULOUS LOCATION WITHIN CHAPEL GARTH ...

## ENTRANCE HALL

Entrance via GRP double-glazed door. Vinyl tile effect flooring, alarm key pad, radiator, central heating thermostat and controls, built in cupboard utilising the space under the stairs. Part open plan to the kitchen, door leading off to lounge.

## KITCHEN

Vinyl tile effect flooring, modern fitted kitchen with a range of units in a contrasting white and grey colour with modern laminate wood-effect work surface. Stainless steel sink with single bowl, single drainer and Monobloc tap situated beneath a white uPVC double-glazed window which has pleasant front facing views. Integrated electric oven, 4 ring gas hob, feature extractor chimney in stainless steel finish with stainless steel splash back, space for tall fridge/freezer, space and plumbing for a washing machine. Recessed lights to ceiling.

## LOUNGE

Lovely size lounge.

Laminate wood-effect flooring running throughout, open plan staircase to first floor landing, large double radiator, uPVC double doors leading out to conservatory.

## CONSERVATORY

Carpet flooring, opaque poly-carbonate roof, double-glazed window and double-glazed door leading directly out to patio and garden.

## FIRST FLOOR LANDING

Built in cupboard houses the combi boiler with useful storage and shelving. 4 doors leading off 3 to bedrooms and 1 to bathroom.

## BEDROOM 1

Measurements do not include depth of the fitted wardrobes. Good size double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with sliding doors providing storage, built in cupboard providing additional storage. This is a lovely room.

## BEDROOM 2

Another good size double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views. Built in cupboard providing useful additional storage. Another lovely room.

## BEDROOM 3

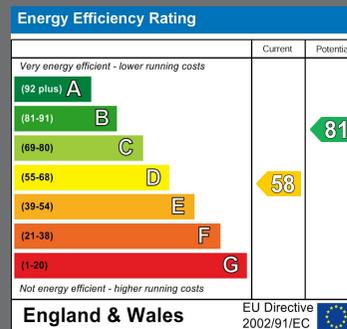
Also a double bedroom.

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



Local Authority  
Sunderland

Council Tax Band  
B



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](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF

good life   
sales & lettings