

Friar Square
Ford Estate
Sunderland
SR4 0BL





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Friar Square

Offers In The Region Of £139,995

INTRODUCTION

SUPERB 3 BEDROOM SEMI-DETACHED WITH LARGE SIDE GARAGE EXTENSION & HUGE REAR GARDEN - HUGE GARAGE EXTENSION PERFECT FOR SOMEONE REQUIRING WORKSHOP OR LOCK-UP - ALSO BENEFITS FROM VERY LARGE REAR GARDEN PLOT - NICE CUL DE SAC POSITION - VERY WELL PRESENTED INTERNALLY WITH STYLISH KITCHEN & BATHROOM - EXCELLENT VALUE CONSIDERING SIZE OF PLOT, EXTENSION AND QUALITY OF INTERNAL ACCOMMODATION ON OFFER

ENTRANCE PORCH

White uPVC double-glazed door leading into, uPVC double-glazed window, white uPVC double-glazed door leading into lounge.

LOUNGE

16'10 x 12'8

Natural wood flooring, double radiator, front facing white uPVC double-glazed bow window. Feature fire with sleeper style mantle, open plan stair leading to first floor, double door way virtually open plan leading into dining kitchen.

DINING KITCHEN

16'10 x 8'9

Continuation of the natural wood flooring, double radiator, white uPVC double-glazed patio door leading out to patio and rear garden. White uPVC double-glazed window also facing out to rear garden. Stylish modern fitted kitchen with a range of wall and floor units in a cream finish with natural wood work surfaces, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish with splash back. At the centre of the kitchen is a stylish ceramic sink with bowl and a half, single drainer and flexible tap. Integrated dishwasher, integrated under bench fridge and freezer. Recessed lights to ceiling. Ample space to one end for dining table and chairs.

FIRST FLOOR LANDING

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

BATHROOM

9'0 x 8'3

Laminate slate-effect flooring, towel heater style radiator, white bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome taps, freestanding roll top bath with chrome taps and showerhead attachment. Rear facing white uPVC double-glazed window with privacy glass, extractor fan. Recessed lights to ceiling.

BEDROOM 1

12'2 x 8'1

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 2

9'7 x 8'3

Carpet flooring, double radiator, front facing white uPVC double-glazed window. This is a large single or small double bedroom.

BEDROOM 3

7'3 x 7'1

Carpet flooring, side facing white uPVC double-glazed window. This is a small single bedroom or nursery and would accommodate a single bed.

GARAGE

27'6 x 19'6

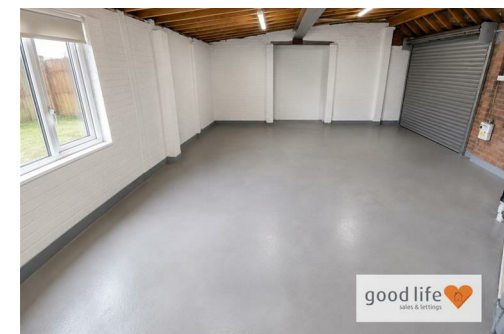
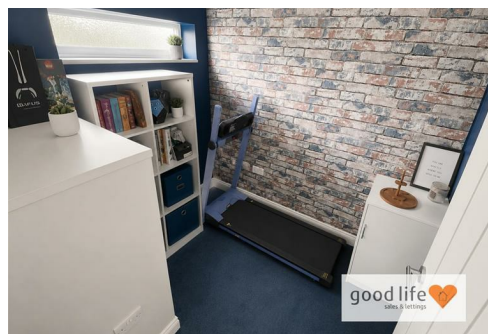
Measurements are approx.

Exceptionally large extension with manual roller shutter door providing access. Electric sockets and lighting, rear facing white uPVC double-glazed window, uPVC double-glazed door leading out to rear patio and garden. This garage extension would be perfect for someone looking for a work shop/lock up or additional car parking facilities. Wall mounted Combi boiler.

EXTERNALLY

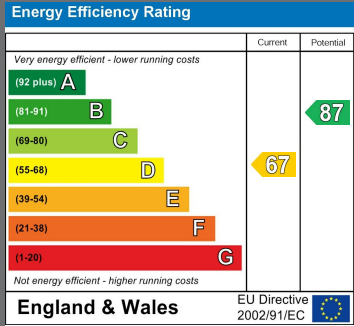
Driveway parking for at least 1 possible more vehicles leading attached garage extension with roller shutter garage door.

The property sits on a very large rear garden plot. Extending to over approx. 33ft deep and 70ft access. Providing a terrific opportunity for someone who is a keen gardener and lots of opportunities to make a fantastic out door space. Extending decking immediately adjacent to the patio doors from the kitchen/dining room. The size of the garden means it enjoys a sunny aspect for the majority of the day.



Local Authority
Sunderland

Council Tax Band
A



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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