Crosslea Avenue

Tunstall

Sunderland

SR3 1LR









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CROSSLEA AVENUE
SR3

A lovely 2 bedroom, 2 reception room semi-detached bungalow on one level set within a beautifully maintained garden plot with driveway parking to the front.

- SPACIOUS 2 BED BUNGALOW
- SEMI-DETACHED
- 2 RECEPTION ROOMS
- BEAUTIFUL GARDEN PLOT
- DRIVEWAY PARKING TO FRONT

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Crosslea Avenue

Offers In The Region Of £237,000

INTRODUCTION

SEMI DETACHED BUNGALOW - 2 BEDROOMS & 2 RECEPTION ROOMS - BEAUTIFUL GARDEN PLOT - DRIVEWAY PARKING TO FRONT - NO CHAIN - SPACIOUS ONE-LEVEL LIVING - EXCEPTIONAL OPPORTUNITY ...

HALLWAY

Lovely part open hallway.

Entrance via uPVC double-glazed door with access from the side. Carpet flooring, double radiator, double doorway opening flowing into the lounge area and with door leading off to double bedroom, door leading off to second lounge.

SECOND LOUNGE

18'10 x 12'0

Lovely size lounge which is also used as a bedroom sometimes in this particular style of property.

Carpet flooring, lovely front facing white uPVC double-glazed bay window, 2 double radiators and single radiator providing heat to the space, fire surround in a wood finish with powerful gas fire. High ceilings extending to approx. 9ft giving a sense of space.

BEDROOM 1

13'4 x 11'7

Measurements taken Into bay.

Double bedroom. Carpet flooring, double radiator, front facing white uPVC double-glazed bay window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space with matching dressing table situated in the middle with built in drawers.

LOUNGE

17'0 x 13'0

Measurements taken at widest points and into alcove.

Lovely spacious comfortable lounge/dining room. Carpet flooring flowing from the entrance hall, radiator, gas fire, built in cabinetry either side of the chimney breast with illuminated display shelves, white uPVC double-glazed sliding patio doors offering lovely views over the beautiful gardens and providing comfortable access to the gardens on a sunny day. Partially-glazed door leading to the kitchen, door leading off to bedroom 2.

BEDROOM 2
12'3 x 8'1
Large enough to accommodate a double bed but would be classed as a large single bedroom.
Carpet flooring, radiator, side facing white uPVC double-glazed window. Fitted wardrobes to the side wall with built in desk and shelving space.

KITCHEN
12'5 x 8'4
Lovely size kitchen which means if you are downsizing from a traditional 3 or 4 bedroom house, there will be no compromise on cupboard space or storage. Tile effect laminate flooring, radiator, white uPVC double-glazed window overlooking the lovely patio and gardens. A range of wall and floor units in a cream finish with matching handles and laminate work surfaces, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, integrated double electric oven situated at waist height for convenience, 4 ring gas hob with integrated extractor. Open doorway leading to rear lobby.

REAR LOBBY
Tiled flooring, space for a tall fridge/freezer, further uPVC double-glazed door providing direct access to the garden, door leading off to the bathroom.

BATHROOM
9'5 x 7'6
Laminate tile effect flooring, double radiator, side facing white uPVC double-glazed widow with privacy glass, 4 piece bathroom suite comprising of sink with single pedestal and chrome taps, toilet with low level cistern, bidet and separate bath with glass shower screen over and shower fed from the main hot water system. The walls are tiled in their entirety.

EXTERNALLY
Low maintenance front garden, gravel chippings and driveway parking.

The property has gorgeous and immaculately maintained rear gardens with paved patios immediately adjacent to the house and positioned to take advantage of the sun at various times of the day, immaculately maintained lawn and borders with meticulous shrub planting and paved pathway leading to a further area of the bottom of the garden which has gravel chippings, additional patio and garden shed. Perimeter fencing and access down the side of the property to the front. The bungalow is a lovely example and sits well within this beautiful garden plot.

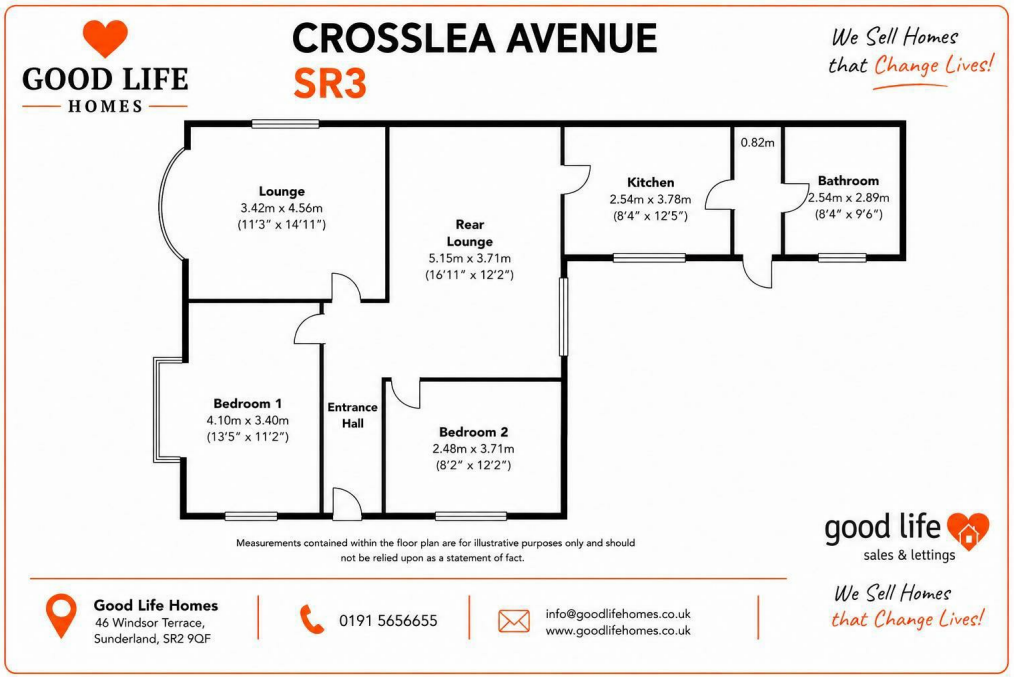






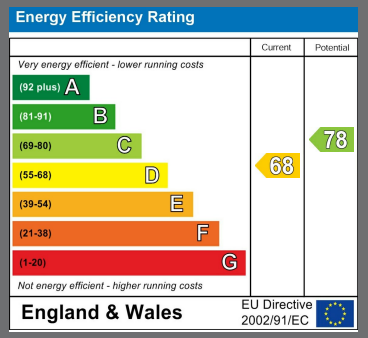


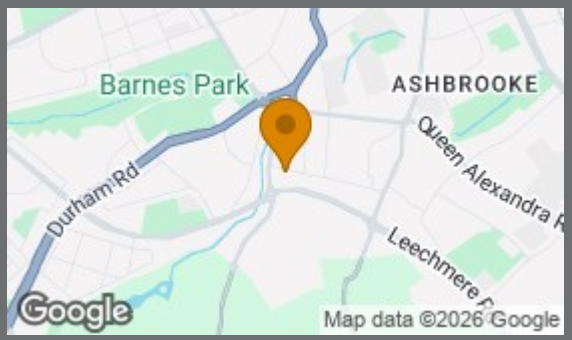




Local Authority
Sunderland

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





Contact

0191 565 6655
info@goodlifehomes.co.uk
www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



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