

Sea View Road  
Ashbrooke  
Sunderland  
SR2 7UR



# Sea View Road

£220,000

## INTRODUCTION

PERIOD 2 DOUBLE BED DETACHED BUNGALOW - RECENTLY UPDATED - AGED/DISABILITY ACCESS CONVENIENT - CCTV & REMOTE DOOR ENABLING REMOTE VISITOR ACCESS - CONSERVATORY - NEW KITCHEN - BATH PLUS WALK-IN WET ROOM SHOWER - LOW MAINTENANCE BLOCK PAVED COURTYARD - ON STREET PARKING TO SIDE IF REQUIRED

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## ENTRANCE HALL

GRP double-glazed door providing formal access. Vinyl tile-effect flooring, radiator. 2 doors leading off to the main bedroom and lounge.

## LOUNGE

A good size lounge

Laminate wood-effect flooring, double radiator, 2 rear facing white uPVC double-glazed windows, single radiator. Open plan double door way leading through to dining room, door leads into the formal entrance hall.

## CONSERVATORY

Porcelain tile flooring, double radiator, opaque poly-carbonate roof, white uPVC double-glazed windows and white uPVC double-glazed double doors leading out to the front, white uPVC double-glazed doors leading into the lounge.

## DINING ROOM

Measurements taken at widest points.

Laminate wood-effect flooring, large double radiator, 2 rear facing white uPVC double-glazed windows. Door leading off to bedroom 2, open plan doorway leading off to kitchen.

## BEDROOM 2

This is a small double bedroom.

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. No photograph as the room is being used for storage.

## KITCHEN

Vinyl tile-effect flooring, radiator, front facing white uPVC double-glazed window. Recently fitted kitchen with a range of wall and floor units in a white high gloss finish with black handles, integrated electric oven situated at waist height for convenience, integrated tall fridge/freezer, integrated washing machine, 4 ring induction hob with glass splash back and integrated extractor. Granite style sink with single bowl, single drainer and Monobloc tap. Open doorway leading to rear lobby, door leading off to main bedroom.

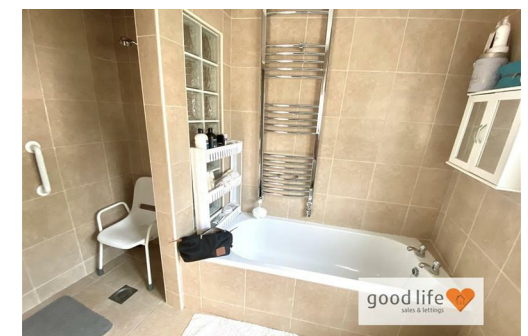
## MAIN BEDROOM

Measurements taken at widest points

Laminate wood-effect flooring, radiator, built-in wardrobes with sliding doors, 2 white uPVC double-glazed windows, 1 front and 1 side facing.

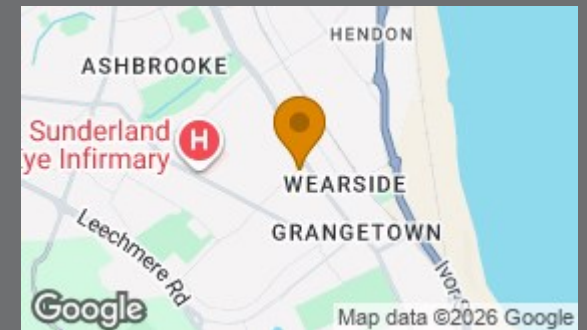
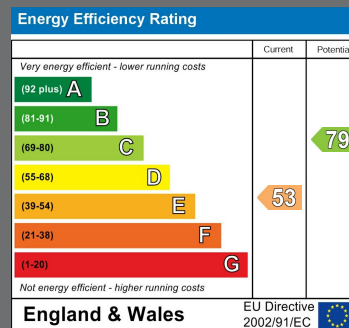
## REAR LOBBY

Vinyl tile-effect flooring, wall mounted modern Combi boiler, white uPVC double-glazed door leading off to small rear courtyard, door leading off to bathroom.

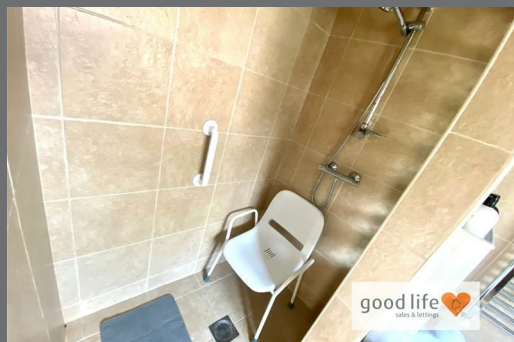


Local Authority  
Sunderland

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

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