

Southside Gardens

South Hylton

Sunderland

SR4 0NP





SOUTHSIDE GARDENS SOUTH HYLTON - SR4

A superb extended 3 bedroom semi-detached home remodelled to create a wonderful modern open plan ground floor.

- ♥ 3 BEDROOM EXTENDED SEMI
- ♥ LONG DRIVEWAY & GARAGE
- ♥ SUPERB OPEN PLAN LAYOUT
- ♥ EXTENDED FAMILY ROOM
- ♥ CUL DE SAC LOCATION

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Southside Gardens

Offers In The Region Of £199,995

INTRODUCTION

3 BEDROOM EXTENDED SEMI-DETACHED - SET BACK WITH LONG DRIVEWAY - GARAGE - SUPERB OPEN PLAN LAYOUT - UPDATED & VERY WELL PRESENTED - EXTENDED FAMILY ROOM TO REAR ...

ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, alarm key pad. Door leading off to WC, open plan doorway leading to open plan lounge/dining area.

WC

4'3 x 3'0

Ceramic tile wood-effect flooring, toilet with low level cistern, corner basin with chrome tap, bespoke built in cupboard providing lots of useful storage.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

22'8 x 15'10

Fantastic open plan living space.

Laminate wood-effect running through the area and porcelain tile flooring in the kitchen zone. 2 double radiators providing heat to the space, front facing white uPVC double-glazed window, open plan double doorway leading through to the extension. This room includes a natural living area, natural dining area and a high quality kitchen with a range of wall and floor unit in a white high gloss finish with bespoke island operating as a breakfast bar but also providing useful drawer space. Stainless steel sink inset with Monobloc tap, 4 ring ceramic hob, space for American style fridge/freezer, integrated electric oven, integrated extractor, integrated washing machine, integrated dishwasher, wine cooler, sliding door also conceals the central heating boiler. The kitchen is very well planned to accommodate all requirements. At the beginning of the room is a illuminated stylish staircase leading to first floor landing. The focal point in the living area is a media style wall and sliding doors extension.

FAMILY ROOM EXTENSION

14'0 x 9'6

Measurements do not include depth of bookcase.

Laminate wood-effect continued from the main living areas, radiator, 2 double glazed roof windows allowing lots of light to stream into the space, white uPVC double-glazed windows and doors providing fabulous views and access to the garden and patio. This is a terrific addition to the original property and provides some separation of the living space.

FIRST FLOOR LANDING

Loft hatch, built in cupboard, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1

12'7 x 9'0

Measurements taken at the widest points including depth of wardrobes.

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

BATHROOM

6'6 x 6'2

Stylish tiling to floors and walls in a marble effect finish, chrome towel heater style radiator, bowl style sink with black tap set upon bespoke drawer unit, toilet with concealed cistern and push button flush, double shower cubicle with walk-in tray and shower unit with overhead jets and body jets built into unit. Rear facing white uPVC double-glazed window with privacy glass, recessed lights to ceiling, extractor fan.

BEDROOM 2

10'3 x 6'8

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. This is a single bedroom.

BEDROOM 3

8'10 x 7'1

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. This is a single bedroom currently used as a home office.

GARAGE

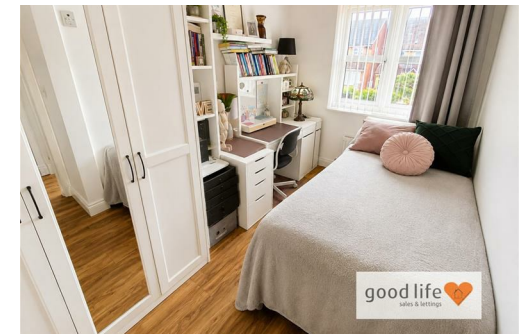
18'6 x 9'8

Manual up and over garage door, electric lighting and sockets, pedestrian door to the side of the garage leading directly into the garden.

EXTERNALLY

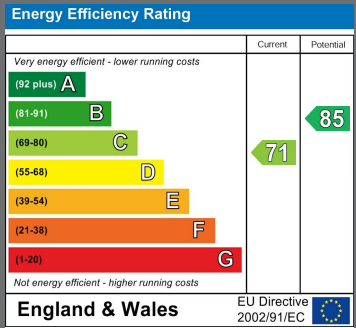
The property occupies a desirable cul de sac position, with multi-car driveway extending to 3 possibly 4 vehicles plus ample further on street parking. Well maintained front garden.

The property enjoys a lovely rear garden which has been fully landscaped with a paved patio immediately adjacent to the house, additional patio which the current owners have set up with a pergola, seating area and central table with wood burner, area of lawn, access via separate door into the rear garage, which the current owners use as a work shop with separate electrics.



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



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