

Bishops Way  
Doxford  
Sunderland  
SR3 2SH



# Bishops Way

£179,950

## INTRODUCTION

MODERNISED & WELL PRESENTED LARGER STYLE - DESIRABLE CHAPEL GARTH LOCATION - 3 DOUBLE BEDROOMS - RENOVATED FITTED BATHROOM - MODERN KITCHEN - LONG MULTI-CAR DRIVEWAY AND GARAGE - LOVELY REAR GARDEN - SPACIOUS LOUNGE WITH VIEWS OVER REAR GARDEN - PERFECT LOCATION CLOSE TO EVERYTHING !

## ENTRANCE PORCH

Entrance via GRP double-glazed door. Natural wood flooring, radiator situated behind cover, door leading directly into kitchen.

## KITCHEN

Stylish tiled flooring in a grey stone-effect finish, double radiator, under stairs cupboard providing useful storage, front facing white uPVC double-glazed window front facing. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate wood-effect work surfaces, resin style sink with bowl and a half, single drainer and Monobloc tap. Integrated washing machine, integrated electric oven, 4 ring ceramic hob, integrated extractor, space for tall fridge/freezer, space for under bench dishwasher. Archway leading through to lounge.

## LOUNGE

Carpet flooring, double radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed large window (virtually floor to ceiling) white uPVC double-glazed patio doors leading out to rear patio and with lovely views of the garden. Feature fire surround in a white finish with matching hearth and back and built-in electric fire. Recessed lights to ceiling.

## FIRST FLOOR LANDING

Built-in cupboard providing storage and also the location of the Combi boiler. 4 doors leading off, 3 double bedrooms and 1 to bathroom.

## BATHROOM

Very stylish bathroom with uPVC tile-effect cladding to the walls, stylish towel heater style radiator in matt black finish, front facing white uPVC double-glazed window with privacy glass. Toilet with concealed cistern and push button flush, large sink with drawer unit beneath, walk-in shower with glass shower screen and shower fed from main Combi boiler system comprising fixed overhead shower and separate hand held shower. Recessed lights to ceiling.

## BEDROOM 1

Good size double bedroom.

Measurements do not include depth of double fitted wardrobes.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space with fitted dressing table and drawer units. Additional built-in cupboard.

## BEDROOM 2

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Built-in cupboard providing storage. This is also a large double bedroom.

## BEDROOM 3

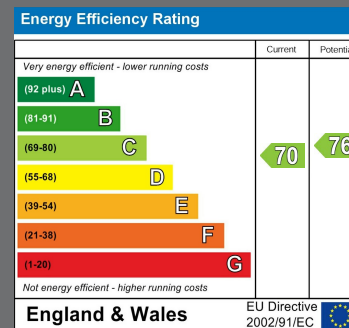
Also a good size double bedroom.

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

