Sunningdale Road

Springwell

Sunderland

SR3 4ES









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Sunningdale Road

Offers In The Region Of £165,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this extended three bedroom semi-detached home, fully modernised, very well presented and ready to move into, in an excellent sought-after location. The property offers a separate lounge and a fabulous open-plan kitchen, dining and family room to the rear. The L-shaped extension creates a versatile living space with room for dining and relaxing, a double-glazed roof window and patio doors opening onto the raised decked patio and rear garden.

ENTRANCE HALL

Entrance via a GRP double-glazed front door. LVT wood-effect flooring, double radiator and a large built-in cupboard making use of the space beneath the stairs. Carpeted stairs rise to the first floor, with decorative panelling extending to approximately half height along the staircase. Door to the lounge.

LOUNGE

13'6 x 10'6

A spacious front-facing lounge with LVT flooring continuing from the entrance hall, a radiator concealed behind a cover and a white uPVC double-glazed front-facing window. Door to the open-plan kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM

20'6 x 18'9

Measurements taken at the widest points; the room is L-shaped.

A fabulous open-plan space created by the rear extension, with LVT flooring to the kitchen and stylish tiled flooring to the dining and family areas. A large double radiator provides heating. The kitchen has a white uPVC double-glazed rear-facing window, while the family area features white uPVC double-glazed patio doors with fixed panes to either side, opening directly onto the raised decked patio and garden. A double-glazed roof window brings additional natural light into the living space.

The modern fitted kitchen comprises wall and floor units in a soft colour palette with black knurled handles, a stainless-steel single-bowl sink with single drainer and Monobloc tap, space and plumbing for a washing machine and space for a fridge freezer. Integrated electric oven, four-ring gas hob and a feature extractor chimney in a stainless-steel finish. A built-in cupboard houses the combi boiler. There is ample space for a formal dining table and chairs, together with a family seating or additional television area enjoying views over the garden. Door to the side utility space.

SIDE UTILITY SPACE
A useful enclosed space with a combination of vinyl flooring and natural concrete, electric lighting and sockets. Direct access to both the front and rear of the property.

FIRST FLOOR LANDING
Carpeted landing with decorative panelling to approximately half height, a white uPVC double-glazed side-facing window, built-in storage cupboard and loft hatch. Doors to three bedrooms and the bathroom.

BEDROOM 1
14'4 x 10'8
A large double bedroom with carpet flooring, radiator, white uPVC double-glazed rear-facing window and a built-in storage cupboard.

BEDROOM 2
11'2 x 10'7
A good-sized double bedroom with carpet flooring, radiator, white uPVC double-glazed front-facing window and a built-in storage cupboard.

BEDROOM 3
9'1 x 7'6
Carpet flooring, radiator and a white uPVC double-glazed front-facing window. Measurements are taken at the widest points; the stairwell bulkhead restricts part of the room.

BATHROOM
6'7 x 5'10
Stylish tiling to the walls, floor and bath panel. White suite comprising a low-level WC, pedestal wash basin with chrome tap and bath with chrome taps, electric shower over and glass shower screen. White uPVC double-glazed rear-facing window with privacy glass, extractor fan and chrome towel-heater style radiator.

EXTERNALLY
Externally to the Front - Well maintained front garden with a pathway to the entrance and access along the side of the property. On-street parking is available, with potential to create driveway parking in the future, subject to the necessary consents.
Externally to the Rear - A well-maintained rear garden with raised decking immediately adjacent to the family room extension, a large lawn and perimeter fencing to three sides. The garden can be accessed directly from both the family room and the side utility space.







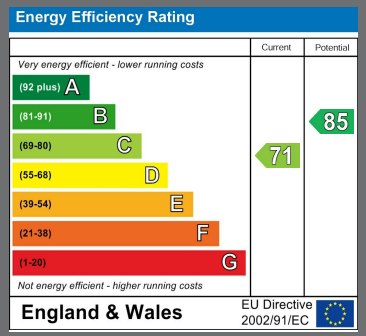


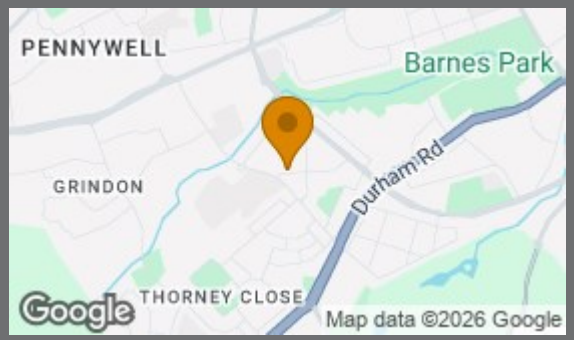


Local Authority

Sunderland

Council Tax Band





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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