

Wilden Court
Elstob Farm Estate,
Sunderland
SR3 1NL



Wilden Court

£230,000

INTRODUCTION

3 DOUBLE BEDROOM SEMI-DETACHED HOME - RECENTLY UPDATED THROUGHOUT - LARGER STYLE HOME - SPACIOUS LOUNGE THROUGH DINING ROOM - GENEROUS DINING KITCHEN - LOVELY REAR GARDEN - GARAGE & RECENT RESIN DRIVEWAY ...

ENTRANCE PORCH

GRP double-glazed front door leading into entrance porch. Tiled flooring, white uPVC double-glazed windows and double-glazed door leading into entrance hall.

ENTRANCE HALL

Vinyl wood-effect flooring, attractive carpeted stairs to first floor landing with white uPVC double-glazed window allowing lots of light into space. Large under stairs cupboard providing useful storage, door leading off to WC, door leading off to lounge/dining room, door leading off to kitchen.

W C

Laminate tile effect flooring, chrome towel heater style radiator, wooden framed single-glazed window facing into entrance porch. White toilet with low level cistern, white hand basin with chrome tap. Electric shaving point, stylish uPVC cladding with chrome edging strips to walls.

LOUNGE/DINING ROOM

Measurements taken at widest points.

Previously 2 separate rooms, the lounge/dining room has been opened up to create a lovely light open space with front facing white uPVC double-glazed bow window with pleasant views and rear facing white uPVC double-glazed (virtually floor to ceiling) window with views over rear patio and garden. 2 radiators provide heat to the space and attractive feature fire surround in a cream finish with quartz hearth and back and built-in electric fire.

KITCHEN/DINING ROOM

Vinyl wood-effect flooring running throughout this room, stylish fitted kitchen with a range of wall and floor units in a shaker style finish with laminate wood-effect work surface. Quartz style sink with bowl and a half, single drainer and Monobloc tap situated beneath a white uPVC double-glazed window which has lovely views over the rear garden, built-in cupboard housing the combi boiler, the modern combi boiler operates the hot water through the property and the radiators are mostly modern electric. Under bench space for a washing machine and dryer, space for a separate freestanding electric oven with feature extractor chimney over head and archway leading to a natural dining area with wall mounted radiator, matching cupboards with additional work surfaces, space for American style fridge/freezer, white uPVC double-glazed window with sliding uPVC double-glazed door leading out to rear garden and patio.

FIRST FLOOR LANDING

Lovely and light by virtue of the large uPVC double-glazed window previously mentioned, loft hatch, 4 doors leading off 3 to double bedrooms and 1 to bathroom.

BATHROOM

Vinyl wood-effect flooring, chrome towel heater style radiator, front facing white uPVC double-glazed window with privacy glass, recessed light to ceiling, extractor fan. Walk-in double shower cubicle with shower fed from the main combi boiler system, toilet with concealed cistern and push button flush, sink with chrome tap built into vanity unit beneath. The walls are finished in a mixture of stylish uPVC cladding and ceramic tiling.



Local Authority
Sunderland

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

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