

Southwold Gardens
Silksworth
Sunderland
SR3 1LG



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Southwold Gardens

Offers In The Region Of £169,995

INTRODUCTION

Good Life Homes are delighted to bring to the market this three-bedroom semi-detached home, offering a spacious lounge, an extended modern dining kitchen and the unusual benefit of two garages, together with a long driveway providing parking for four or more cars.

ENTRANCE PORCH

Stylish tiled flooring with a mosaic feature, radiator and a front-facing white uPVC double-glazed window with privacy glass. A door leads into the lounge.

LOUNGE

15'8 x 14'7

At the widest points.

A spacious lounge with carpet flooring, a large double radiator, a large single radiator and a front-facing white uPVC double-glazed window. There is ample space for a range of furniture arrangements. An open-plan staircase leads to the first-floor landing, and a door leads into the extended dining kitchen.

EXTENDED DINING KITCHEN

14'6 x 12'8

Stylishly updated and extended to provide additional space, with tiled flooring, two radiators and two rear-facing white uPVC double-glazed windows overlooking the garden. The modern fitted kitchen comprises cream wall and floor units with contrasting wood-effect laminate work surfaces, an integrated electric oven and four-ring induction hob with a chimney-style extractor and glass splashback. There is space and plumbing for a washing machine and dishwasher, together with under-counter space for a fridge and separate freezer. A stainless-steel one-and-a-half-bowl sink with a single drainer and Monobloc tap sits beneath one of the rear-facing windows. There is comfortable space for a dining table and chairs. An external door leads onto the side driveway, and a large built-in cupboard houses the modern combi boiler.

FIRST FLOOR LANDING

Carpeted stairs lead from the lounge to the first-floor landing, which has a side-facing white uPVC double-glazed window, radiator and loft hatch. Four doors lead to the three bedrooms and bathroom.

BEDROOM 1

14'1 x 8'5

A good-sized double bedroom with carpet flooring, radiator and a front-facing white uPVC double-glazed window with pleasant views.

BEDROOM 2

10'1 x 8'5

Wood-effect laminate flooring, radiator and a rear-facing white uPVC double-glazed window overlooking the rear garden and neighbouring gardens.

BEDROOM 3

9'9 x 5'10

At the widest points.

Wood-effect laminate flooring, radiator and a front-facing white uPVC double-glazed window with pleasant views. A built-in cupboard provides storage space.

BATHROOM

6'0 x 5'8

A modern bathroom with stylish tiled flooring continuing onto the walls, a chrome ladder-style radiator and a rear-facing white uPVC double-glazed window with privacy glass. The suite comprises a WC with a low-level cistern and push-button flush, a basin with a chrome tap and storage beneath, and a panelled bath with chrome taps, a shower attachment and glass shower screen. A separate electric shower is fitted over the bath. Recessed ceiling lights and an extractor fan complete the room.

DETACHED GARAGE

Located to the rear of the property, with a manual vehicle door, sockets and lighting. The garage has a recently replaced rubber roof, a timber-framed single-glazed window and a pedestrian door opening to the side of the garden.

ADDITIONAL GARAGE

A second garage is located in a separate block just opposite the property, approximately a 20-second walk away. It provides useful additional storage or secure car parking.

EXTERNALLY

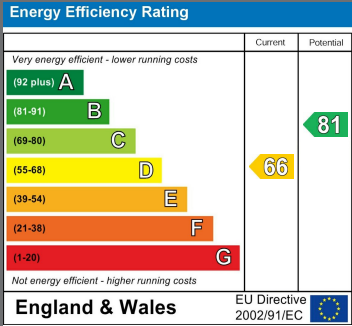
The front of the property has block-paved and paved driveway areas, gravel chippings and steps leading to a GRP double-glazed front door. The long driveway continues along the side of the house and provides parking for four or more cars.

A lovely, well-maintained rear garden with a paved patio immediately adjacent to the house, an area of lawn and a garden shed at the bottom.



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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