



**good life**

## Tunstall View, Tunstall, Sunderland

**Offers in the Region of £139,995**

**3 BEDROOM + DOUBLE LOFT ROOM ACCESSED BY FIXED STAIRCASE ON LANDING**

**SUPERB DESIGNER KITCHEN WITH INTEGRATED APPLIANCES & BREAKFAST BAR**

**LARGE DETACHED GARAGE TO REAR WITH LIGHTING &**

**LARGE & SPACIOUS FAMILY HOME**

**EPC RATING E**

**BEAUTIFUL BATHROOM**

DESIGNER KITCHEN WITH INTEGRATED APPLIANCES AND BREAKFAST BAR - LARGE GARAGE TO REAR WITH ELECTRIC LIGHTING & SOCKETS. Good Life Homes are delighted to bring to the market an exceptional family home which has been modernised and updated by the current owners to create a stylish and deceptively spacious interior with the added benefit of a lovely outdoor space to the rear and a large detached garage with electric sockets and lighting, perfect for secure vehicle storage or even potentially a lock-up or workshop. Internally, there is a large lounge with open plan staircase and a double door opening leading out to a dining/kitchen with a beautiful kitchen, integrated appliances and stylish worktops including a breakfast bar perfect for informal dining. On the first floor there are 2 double bedrooms and a single; all with built-in wardrobes and a gorgeous modern family bathroom. Leading off the landing is a fixed staircase which leads to a large double loft room which has a Velux style window, radiator, electric lighting and sockets and offers a flexible pleasant space. Ready to move into and deceptively spacious, this super home is unreservedly recommended for viewing. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

46 Windsor Terrace , Sunderland, SR2 9QF  
Tel: 0191 565 66 55 Email: [info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)  
[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

## ACCOMMODATION

### ENTRANCE PORCH

Vinyl tile flooring, uPVC double-glazed windows and partially-glazed door leading into lounge.

### LOUNGE 18' 0" x 14' 10" (5.48m x 4.52m)

Measurements taken at widest points. A lovely large open space with carpet flooring, double radiator, single radiator, front facing uPVC double-glazed window, open plan staircase to first floor landing, double open door way leading through to dining kitchen.

### DINING KITCHEN 18' 0" x 10' 6" (5.48m x 3.20m)

Running the full width of the house to the rear, this is a fabulous space with vinyl tile-effect flooring, double radiator, white uPVC double-glazed sliding doors leading out to rear patio and garden, uPVC double-glazed window with views. The current owners have fitted a fabulous designer kitchen in white high gloss finish with laminate work surfaces with built-in breakfast bar. LED plinth lights, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish with patterned glass splash back. Integrated dishwasher, granite style sink with bowl and a half, single drainer and flexible tap. Integrated fridge/freezer, integrated washing dryer, recessed lights to ceiling.

### FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to bathroom, fixed staircase to the converted loft room.

### BATHROOM 7' 5" x 7' 2" (2.26m x 2.18m)

Stylish vinyl tile-effect flooring, large towel heater style radiator in black finish, 2 uPVC double-glazed windows with privacy glass. White toilet with low level cistern, white sink built onto bespoke vanity unit, P-shaped bath with glass shower screen over, chrome bath taps and separate shower fed from the boiler system. The ceiling is finished in uPVC cladding with recessed lights.

### BEDROOM 1 12' 7" x 9' 2" (3.83m x 2.79m)

Measurement do not include depth of fitted wardrobes. Carpet flooring, single radiator, front facing uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space and additional built-in cupboards.



### BEDROOM 3 9' 4" x 6' 8" (2.84m x 2.03m)

Carpet flooring, single radiator, front facing uPVC double-glazed window. Open wardrobe with useful hanging space.

### BEDROOM 2 10' 2" x 8' 0" (3.10m x 2.44m)

Measurements do not include depth of fitted wardrobes. Carpet flooring, single radiator, rear facing uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree storage and hanging space.

### LOFT ROOM 17' 0" x 12' 8" (5.18m x 3.86m)

Measurements taken at widest points. Carpet flooring, radiator, double-glazed Velux style roof light, electric lighting and sockets. A versatile room with convenient access from a fixed staircase.

### GARAGE 21' 6" x 9' 8" (6.55m x 2.94m)

Manual up and over garage door, white uPVC double-glazed window and pedestrian uPVC door leading to the rear garden.

### EXTERNALLY

Low maintenance block paved front garden with uPVC double-glazed door leading off to entrance porch. The property benefits from a really well maintained low maintenance rear garden with artificial lawn, pedestrian gated access to the rear. Large area of raised decking immediately adjacent to the rear of the house, where the current owners have a lovely seating area and also a bespoke bar.





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