



good life

Leechmere Road, Grangetown, Sunderland

Offers in the Region Of £169,999

LARGE 3 BEDROOM SEMI

DRIVEWAY & GARAGE

**REAR GARDENS PLUS OPEN ASPECT TO REAR OVER FIELDS
WITH SEA VIEWS BEYOND**

EPC RATING D

NO CHAIN

SOUGHT AFTER LOCATION - LARGE 3 BEDROOM SEMI-DETACHED HOME WITH DRIVEWAY & GARAGE - REAR GARDEN WITH OPEN VIEWS OVER FIELDS WITH SEA VIEWS BEYOND - SOME GENERAL UPDATING REQUIRED - NO CHAIN. Good Life Homes are delighted to bring to the market a spacious semi-detached home offering terrific potential and briefly comprising; driveway leading to garage, modern COMBI boiler and uPVC double glazing, lounge through dining room, kitchen, utility room, 3 first floor spacious bedrooms, bathroom, rear garden with attractive open aspect and sea views beyond. With the benefit of NO CHAIN, 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 true no sale no fee basis which means that you'll pay nothing unless we sell your home. Give us a call and find out why more people are now choosing Good Life to sell their home!

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ACCOMMODATION

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Laminate wood-effect tile flooring, white uPVC double-glazed windows and door leading into entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing, single radiator, front facing white uPVC double-glazed window with privacy glass. Under stairs cupboard providing storage.

LOUNGE 15' 3" x 11' 4" (4.64m x 3.45m)

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bay window. Feature fire surround in a stone-effect finish with matching hearth and back and built-in coal-effect pebble fire. The lounge is partially open plan to the dining room.

DINING ROOM 10' 1" x 9' 3" (3.07m x 2.82m)

Laminate wood-effect flooring, single radiator, rear facing white uPVC double-glazed window with views over the garden and beyond with sea views in the distant. Door leading off to the kitchen.

KITCHEN 10' 0" x 8' 2" (3.05m x 2.49m)

Laminate tile-effect flooring, rear facing white uPVC double-glazed window with lovely views including the sea. Recessed lights to ceiling. Fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate wood-effect work surface. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for half dishwasher, space for electric cooker, space for a chrome towel heater style radiator, partially-glazed door leading off to utility room.

UTILITY ROOM 7' 10" x 6' 9" (2.39m x 2.06m)

Tiled flooring, rear facing white uPVC double-glazed window and door with privacy glass. Electric sockets, laminate wood-effect work surfaces, plumbing and electrics for washing machine with ample additional space for fridge/freezer etc. Single radiator, access to the rear garden via the door. The utility occupies the space behind the garage.



FIRST FLOOR LANDING

Side facing white uPVC double-glazed arched window with privacy glass, built-in cupboard. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM 8' 2" x 5' 0" (2.49m x 1.52m)

Laminate tile-effect flooring, 2 white uPVC double-glazed windows, 1 side facing and 1 rear facing. Large corner shower with sliding glass doors and shower fed from the main hot water system, white toilet with low level cistern, white sink with single pedestal and chrome tap. Recessed lights to ceiling. uPVC cladding to walls and ceiling.

BEDROOM 1 15' 4" x 11' 7" (4.67m x 3.53m)

Measurements Include depth of fitted wardrobes. Carpet flooring, single radiator, front facing white uPVC double-glazed window. Extensive fitted wardrobes to 1 wall with matching drawers and bedside cabinets. This is a large double bedroom.

BEDROOM 2 10' 4" x 9' 4" (3.15m x 2.84m)

Carpet flooring, single radiator, white uPVC double-glazed window with elevated views over playing fields and terrific sea views beyond. Fitted wardrobes to 1 wall with matching drawers. This is also a good size double bed.

BEDROOM 3 8' 10" x 7' 1" (2.69m x 2.16m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Built-in double wardrobe providing useful storage. This is a good size single bedroom but would accommodate a double bed.

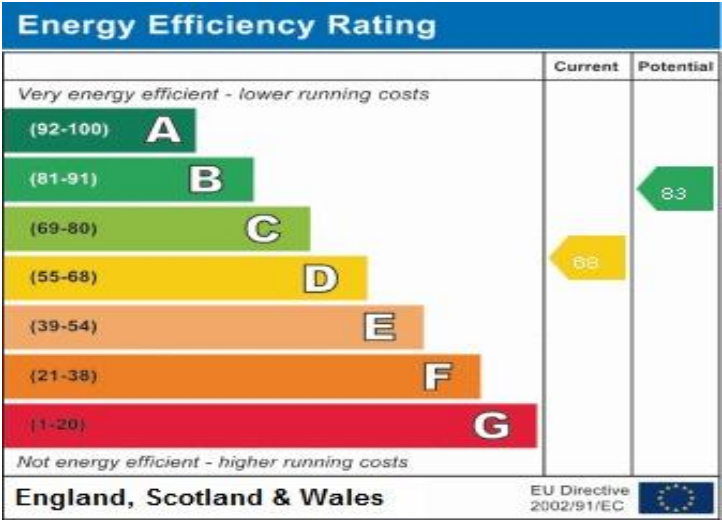
GARAGE 17' 0" x 7' 6" (5.18m x 2.28m)

Recently installed electric roller shutter garage door. Electric sockets and lighting. Modern Combi boiler located to the rear. Side facing wooden framed single-glazed window.

EXTERNALLY

Block paved driveway suitable for parking at least a couple of vehicles possibly more with the option to create a large driveway space if required leading to attached garage. Completely low maintenance rear garden with paved patio areas and raised decking positioned to take full advantage of the sunny aspect. The property backs onto playing fields with fabulous sea views in the distant.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.