



**good  life**

**Tweed Close, Grangetown, Sunderland**

**£199,995**

**EXTENDED 4 BEDROOM SEMI-DETACHED**

**HUGE SIDE & REAR TWO STOREY EXTENSION**

**EN SUITE TO MAIN BEDROOM**

**EPC RATING**

**AMPLE DRIVEWAY PARKING TO FRONT**

**LARGE GARDEN PLOT TO REAR WITH SUNNY ASPECT**

SUBSTANTIAL EXTENDED 4 BEDROOM SEMI-DETACHED HOME WITH LARGE 2 STOREY SIDE & REAR EXTENSION SITUATED IN A NICE POSITION WITHIN A POPULAR DEVELOPMENT WITH LARGE REAR GARDEN PLOT & SUNNY ASPECT. Good Life Homes are delighted to be marketing this hugely extended semi-detached home. Benefiting from a huge rear and side two storey extension which greatly extends the original layout, the property offers a superb opportunity for a growing family. Briefly comprising; large lounge, dining room open plan to conservatory, kitchen, downstairs toilet, 4 first floor bedrooms plus main bathroom and separate en suite. The generous rear garden benefits from a sunny aspect and is generally low maintenance. 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 no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

## ACCOMMODATION

### ENTRANCE VESTIBULE

Entrance via uPVC double-glazed door. Laminate wood-effect flooring, single radiator, electric consumer unit, alarm key pad, door leading off to entrance hall.

### ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing, door leading off to lounge.

### LOUNGE 20' 4" x 14' 0" (6.19m x 4.26m)

Part of large extension to the original property, greatly extending the floor area. The lounge benefits from 2 front facing double-glazed bow windows allowing lots of light into the space. Laminate wood-effect flooring, 3 radiators and electric fire positioned within a decorative fireplace. Door leading off entrance hall, door leading off to dining/conservatory.

### DINING CONSERVATORY 18' 7" x 11' 7" (5.66m x 3.53m)

Measurements taken at widest points. Fabulous space with the potential to remove the wall to create a wonderful open plan kitchen/diner (subject to building regulations/planning requirements) white uPVC double-glazed windows, white uPVC double-glazed door leading out onto a raised decked patio and rear garden. 2 double radiators and door leading off to kitchen.

### KITCHEN 12' 4" x 9' 7" (3.76m x 2.92m)

Laminate wood-effect flooring, white uPVC double-glazed window views over rear garden. Fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces. Range style cooker with 5 ring gas hob, feature extractor chimney and stainless steel splash back. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for a tall fridge/freezer, door leading off dining conservatory, door leading off to WC.

### WC 7' 6" x 3' 6" (2.28m x 1.07m)

Laminate tile-effect flooring, white toilet with low level cistern, white hand basin with chrome taps. Extractor fan.

### FIRST FLOOR LANDING

Double radiator, 5 doors leading off, 4 to bedrooms and 1 to bathroom.



### BEDROOM 1 17' 0" x 8' 0" (5.18m x 2.44m)

Measurements do not include depth of fitted wardrobes. Part of an extension to the original property comprising; laminate wood-effect flooring, single radiator, white uPVC double-glazed window rear facing with lovely views over garden and neighbouring gardens. Fitted wardrobes with sliding doors, door leading off to en suite shower room.

### EN SUITE 7' 5" x 4' 3" (2.26m x 1.29m)

Vinyl wood-effect flooring, single radiator, shower cubicle with shower fed from the main hot water system, toilet with low level cistern, hand basin with chrome taps, extractor fan.

### BEDROOM 2 11' 8" x 9' 2" (3.55m x 2.79m)

Laminate wood-effect flooring, single radiator, front facing white uPVC double-glazed window with pleasant views over cul de sac. Built-in cupboard providing useful storage and hanging space, handy considerable recess suitable for further built-in wardrobe or dressing table.

### BEDROOM 3 10' 5" x 7' 7" (3.17m x 2.31m)

Part of extension to the original property. Laminate wood-effect flooring, single radiator, front facing white uPVC double-glazed window. Loft hatch

### BEDROOM 4 8' 7" x 5' 9" (2.61m x 1.75m)

Laminate wood-effect flooring, single radiator, rear facing white uPVC double-glazed window with views over the garden. This is a single bedroom but would work great as a home office/study.

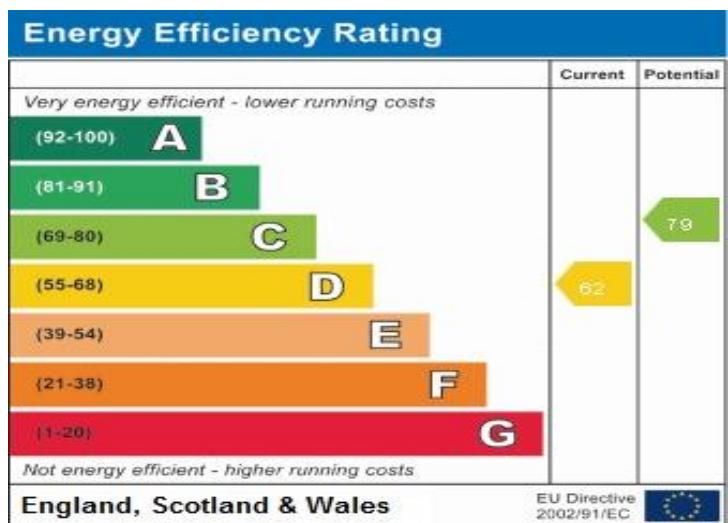
### BATHROOM 8' 6" x 5' 6" (2.59m x 1.68m)

Vinyl wood-effect flooring, single radiator, rear facing white uPVC double-glazed window with privacy glass. White sink with single pedestal and chrome tap, toilet with low level cistern, white with panel and chrome taps with showerhead attachment. The bathroom is tiled to approx. half height with a decorative border. Extractor fan.

### EXTERNALLY

Block paved driveway with parking for 2 or more vehicles to the front with pleasant cul de sac position/outlook. The property benefits from a lovely rear garden plot. With approx. south facing aspect, the garden has been created to ensure it is relatively low maintenance and has a large decked patio with gravel and slate chippings and paving. Two garden sheds providing useful storage at the rear garden and perimeter fencing providing a degree of privacy to the property. Whilst the property has been considerably extended to the side and rear greatly increasing the original foot print, it certainly does not detract from the space available in the rear garden.





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.