



Cranborne, East Herrington, Sunderland

Offers in the Region of £135,000

RECENTLY FULLY UPDATED 1 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW

FULLY MODERNISED AND WELL-PRESENTED

LOW MAINTENANCE COMPACT FRONT & REAR GARDEN SPACE

GREAT QUIET CUL DE SAC LOCATION IN EAST HERRINGTON

EPC RATING (to follow)

ON STREET PARKING IMMEDIATELY TO FRONT

RECENTLY FULLY UPDATED 1 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW - GREAT QUIET CUL DE SAC LOCATION IN EAST HERRINGTON - FULLY MODERNISED AND WELL-PRESENTED - LOW MAINTENANCE COMPACT FRONT & REAR GARDEN SPACE - ON STREET PARKING IMMEDIATELY TO FRONT - LOVELY KITCHEN & BATHROOM - READY TO MOVE INTO ... Good Life Homes are delighted to bring to the market a rare opportunity to acquire a one double bedroom semi-detached bungalow located in a quiet attractive cul de sac in East Herrington. Recently the subject of considerable expenditure, this stylish home has benefitted from considerable expenditure over the last couple of years creating a ready to move into proposition for potential buyers. The accommodation briefly comprises internally; entrance hall, modern bathroom, stylish well-designed kitchen, good size lounge, double bedroom. Externally, the gardens have been made completely low or no maintenance with pleasant outdoor space to the front and rear. Ample on street parking is available in the cul de sac immediately to the front. It is rare for bungalows within this location to come onto the market within this price range and even more rare for them to be fully modernised and renovated, ready to move into. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, 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.

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ACCOMMODATION

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate tile flooring, built-in cupboard, radiator. Doors leading off to bathroom, lounge and kitchen.

KITCHEN 11' 4" x 6' 0" (3.45m x 1.83m)

Wood-effect vinyl flooring, radiator, drop leaf table, rear facing white uPVC double-glazed window. Recently installed modern kitchen with a range of wall and floor units in a white high gloss finish, integrated electric oven, 4 ring ceramic hob and feature extractor chimney in a black finish with matching black Metro tiles as a splash back. Granite style sink with single bowl, single drainer and Monobloc tap. Integrated dishwasher, integrated washing machine, integrated tall fridge/freezer. This is a lovely kitchen.

BATHROOM 6' 0" x 5' 7" (1.83m x 1.70m)

Laminate tile-effect flooring, chrome radiator, front facing white uPVC double-glazed window with privacy glass. Quadrant shower with sliding glass doors and shower fed from the main Combi boiler system. White toilet with concealed cistern and push button flush, white sink built into vanity unit. The walls are finished in ceramic tile. Extractor fan.

LOUNGE 14' 7" x 11' 3" (4.44m x 3.43m)

LVT antiquo flooring with bespoke edging, front facing white uPVC double-glazed window, radiator, built-in unit to one side of the chimney breast providing additional useful storage and also includes the Combi boiler. Feature fire surround in a wood-effect finish with polished stone-effect hearth and back and built-in coal-effect gas fire. Door leading off to the entrance hall, door leading off to the double bedroom.

BEDROOM 1 11' 4" x 11' 4" (3.45m x 3.45m)

A good size bedroom. Carpet flooring, single radiator, rear facing white uPVC double-glazed window with views over the garden.

EXTERNALLY

Situated in an attractive quiet cul de sac with ample on street parking to the front, completely low maintenance resin front side and rear pathway. Side gate leading to rear garden. To the rear there is a low maintenance rear garden with gravel chippings, resin pathway, perimeter fencing, lovely sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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.