



Closeburn Square, Mill Hill, Sunderland

£170,000

3 BEDROOM SEMI-DETACHED HOUSE

VERY WELL PRESENTED THROUGHOUT

KITCHEN/DINER

EPC RATING (to follow)

MODERN BATHROOM

FABULOUS LARGE REAR GARDEN PLOT WITH SUNNY ASPECT

FABULOUS 3 BED SEMI-DETACHED HOUSE – VERY WELL PRESENTED – KITCHEN/DINER – LARGE REAR GARDEN PLOT – DRIVEWAY PLUS GENEROUS GARAGE – POPULAR MILL HILL LOCATION. Good Life Homes are delighted to bring to the market this wonderful, very spacious 3 bed semi-detached family home. The property is situated in a cul-de-sac position in popular Mill Hill area close to great schools, Aldi supermarket, Doxford International and A690/A19 making it a perfect commuting location. Briefly comprising on the ground floor; spacious entrance hall and lounge leading through to kitchen/diner with breakfasting area. On the first floor are 3 bedrooms, 2 of which have fitted wardrobes plus a lovely, modern family bathroom. Externally to the front is a Resin driveway suitable for parking 1 vehicle plus on street parking. To the rear, the property benefits from a lovely, large rear garden plot with sunny aspect. The property also benefits from a larger than average garage which provides additional space for whatever the new owners require. This is a great opportunity to acquire a spacious, ready to move into family home in a great location. 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.

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ACCOMMODATION

ENTRANCE HALL

Entrance via white uPVC double-glazed door. LVT flooring, single radiator, carpeted stairs to first floor landing, door leading off understairs cupboard providing useful storage, door leading off to lounge.

LOUNGE 14' 3" x 11' 3" (4.34m x 3.43m)

Measurements taken at widest points. Carpet flooring, single radiator, white uPVC double-glazed bow window, fire surround with built-in electric fire. Door leading off to kitchen.

KITCHEN

Tiled flooring, 2 white uPVC double-glazed windows with views over the rear garden. Fitted kitchen with a range of wall and floor units in a cream finish with contrasting laminate work surfaces. Sink with bowl and a half, single drainer and Monobloc tap. Vertical towel heater style radiator, 4 ring gas hob with extractor fan, built-in electric oven. Door to built-in cupboard providing useful storage space. Breakfast bar with space for 2 chairs. Space for dining table and chairs if required. Door leading off to garage. This is a lovely spacious kitchen.

FIRST FLOOR LANDING

Single radiator, side facing white uPVC double-glazed window with privacy glass. 5 doors leading off, 3 to bedrooms, 1 to bathroom and 1 built-in storage cupboard.

BATHROOM 7' 9" x 5' 10" (2.36m x 1.78m)

Vinyl flooring, toilet with concealed cistern and push button flush, sink with single pedestal and chrome tap built into vanity unit. Bath with panel, chrome taps, waterfall shower, glass panel. Rear facing white uPVC double-glazed window privacy glass. The walls are finished a ceramic tile. This is a lovely modern bathroom.

BEDROOM 1 14' 9" x 9' 6" (4.49m x 2.89m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Fitted wardrobes running the length of 1 wall providing a degree of storage, shelving and drawer space. This is a double bedroom.

BEDROOM 2 9' 8" x 8' 6" (2.94m x 2.59m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Fitted wardrobes running the length of 1 wall providing a good degree of hanging and storage space. This is also a double bedroom.



BEDROOM 3 9' 9" x 7' 1" (2.97m x 2.16m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Door to built-in cupboard. This is a single bedroom.

GARAGE

Space and plumbing for a washing machine and tumble dryer, space for fridge/freezer, range of units. Double radiator, electric points, rear facing uPVC double-glazed window with privacy glass. Electric shutter leading out. Space for parking multiple vehicles if required.

EXTERNALLY

Low maintenance front garden with resin driveway suitable for parking 1 vehicle, additional on street parking if required. The property has low maintenance rear garden with article grass areas, sunny aspect, room for garden shed. Outside tap and perimeter fencing proving a good degree of privacy.



