



## Ross Lea, Newbottle, Houghton Le Spring

**£195,000**

**SIMPLY STUNNING 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW**

**BEAUTIFULLY PRESENTED BY CURRENT OWNERS**

**LARGE MULTI-VEHICLE DRIVEWAY LEADING TO EXTENDED GARAGE**

**OCCUPYING A WONDERFUL PLOT SET BACK WITH LOVELY GREEN VIEWS**

**EPC RATING D**

**GORGEOUS KITCHEN & BATHROOM**

SIMPLY STUNNING SPACIOUS 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW - OCCUPYING A WONDERFUL PLOT SET BACK WITH LOVELY GREEN VIEWS - BEAUTIFULLY PRESENTED BY CURRENT OWNERS - LARGE MULTI-VEHICLE DRIVEWAY LEADING TO EXTENDED GARAGE - GORGEOUS KITCHEN & BATHROOM - VERY CUTE PRIVATE SUN-TRAP PATIO TO REAR ... Good Life Homes are delighted to bring to the market probably the finest bungalow of its type within this popular development. Occupying a large plot and with the attractive appearance of being detached, this semi-detached bungalow offers beautifully presented one-level living with a gorgeous lounge through dining room, 2 double bedrooms with stunning green views (one with French doors leading out to the garden which could also be used as a separate lounge or hobbies room), a lovely kitchen and a beautiful bathroom with walk-in shower. An extensive multi-vehicle driveway leads to an extended garage with electric and water...the current owners have hot and cold taps in the garage so they can wash their dog in a heightened bath after walks before entering the house, a thoughtful feature. The garage itself is very deep and extends to some 27ft x 10ft wide with vehicle access to front and pedestrian door providing access to the rear. For buyers thinking of downsizing into a bungalow, the garage would provide an excellent opportunity for storage and would give you time to sort through your possessions without the pressure of having to clear out prior to your move! This is a beautiful home by any standard and bungalows presented to this ready to move into standard rarely come onto market. 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 PORCH

Entrance via GRP double-glazed door. Tiled flooring, white uPVC double-glazed window, recessed lights, partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Laminate wood-effect flooring, radiator, built-in cupboard. Doors leading off to bedroom 1, bedroom 2, lounge and also bathroom.

### BEDROOM 1 12' 0" x 11' 5" (3.65m x 3.48m)

Lovely double bedroom with laminate wood-effect flooring, front facing white uPVC double-glazed window with lovely open green views and white uPVC double-glazed patio doors leading to the side with fabulous green views (see photos) this would make a lovely second lounge or office or hobbies room with stunning views to observe whilst relaxing in this gorgeous room.

### BEDROOM 2 12' 0" x 9' 7" (3.65m x 2.92m)

Carpet flooring, single radiator, side facing white uPVC double-glazed window with lovely views over garden and greenery beyond. This is a good size double bedroom.

### BATHROOM 8' 10" x 6' 7" (2.69m x 2.01m)

Stylish laminate flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Beautifully refurbished bathroom with more than double shower tray with fixed glass shower screen allowing for walk in walk out facility. Overhead shower plus separate hand held shower and 4 recessed shelves within the shower area allowing for display or storage. Sink with built-in vanity unit and concealed toilet cistern with chrome tap, and recessed lights to ceiling.

### LOUNGE THROUGH DINING ROOM 21' 9" x 15' 2" (6.62m x 4.62m)

Measurements taken at widest points, Lounge measurements 15'2 x 11'0 Measurements taken at widest points Lovely large lounge area, front facing white uPVC double-glazed window with lovely views, large single radiator. Feature fire with real flame effect. Archway providing access to the dining area which also has its own white uPVC large window allowing lots of light to stream into the space front to back. Leading off the dining room is a partially-glazed door leading to kitchen. The dining area measurements are 9'8 x 9'7.



### KITCHEN 11' 10" x 7' 4" (3.60m x 2.23m)

Forming part of an extension to the original property. Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window. Recessed lights to ceiling. Modern fitted kitchen with a range of wall and floor units in a light cream finish with contrasting laminate wood-effect work surfaces. Stainless steel sink with bowl and a half, single drainer with matching Monobloc tap. Integrated electric oven, 4 ring ceramic hob, space for tall fridge/freezer and double-glazed door leading out to the rear of the property.

### GARAGE 27' 0" x 10' 3" (8.22m x 3.12m)

Manual up and over garage door, side facing 2 wooden framed single-glazed windows, pedestrian door to the rear providing access to the rear patio garden. Wall mounted Combi boiler providing heating and hot water to the property. Electric light and sockets. The current owners use the garage as an additional utility and store area which is a fantastic asset particularly for someone who is thinking of downsizing into a bungalow but is worried about storage space.... This extended garage is perfect for storing all the things you don't want to keep in your house. Ample car parking with very large driveway to the front so parking is not compromised if you don't use the garage. Hot and cold water supply.

### EXTERNALLY

The property has an extensive block paved driveway suitable for multi-vehicle parking leading to attached garage. Situated on a large corner plot with immaculately maintained gardens to the front and side and lovely views green particularly from the bedrooms (see photos). The property enjoys an enclosed and quite private low main rear patio area which the current owners have turned into an oasis of calm with running water, carefully positioned mirrors and raised border plus artificial turf. The rear garden provides a quite retreat low main, outside tap. Pedestrian door leads to the garage.





