



**good  life**

**Stratton Close, Grangetown, Sunderland**

**£159,995**

**ATTRACTIVE 3 BEDROOM SEMI-DETACHED HOME IN EXCELLENT LOCATION**

**SOME COSMETIC UPDATING REQUIRED AND PRICED TO REFLECT**

**SOUGHT AFTER STYLE WITH EN SUITE TO MASTER BEDROOM**

**ATTRACTIVE CONSERVATORY**

**EPC RATING**

**LARGE OPEN LOUNGE/DINING ROOM STRETCHING FRONT TO REAR**

OUTSTANDING OPPORTUNITY ATTRACTIVELY PRICED - SOUGHT AFTER LARGER STYLE - 3 BEDROOM SEMI - CONSERVATORY - LARGE GARDEN PLOT - GARAGE & DRIVEWAY - GREAT CUL DE SAC POSITION WITHIN VERY POPULAR LOCATION - NO CHAIN WHEN CURRENT TENANT MOVES OUT. Good Life Homes are delighted to bring to the market an exceptional opportunity to acquire a very attractively priced spacious 3 bedroom semi-detached home with conservatory and large garden plot, within this sought after location. Owned by our clients for a number of years, the property has been rented out for the last 10 years and is now in need of some cosmetic updating and love and is priced to reflect this. On completion however, this could be an amazing home as its in a terrific spot with established neighbours and lovely homes around. The property will be sold with vacant possession as the current tenants will be moving out. This attractive home briefly comprises; driveway and garage to front, large lounge running front to back, generous kitchen, conservatory, good size rear garden plot, 3 bedrooms, en suite to master bedroom and separate main bathroom. Offering exceptional value, viewing arrangements can be made by contacting our office. To maintain some degree of control over viewings and to assist the tenant currently residing in the property, it is likely that we will be allocating a block-time on a Saturday morning to accommodate a few viewings at a time. More details can be provided on request. 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 PORCH

Entrance via white uPVC double-glazed door. LVT flooring, radiator, integral door leading garage, door leading to lounge/dining room.

### LOUNGE/DINING ROOM 23' 2" x 10' 7" (7.06m x 3.22m)

LVT flooring, coal-effect gas fire, white uPVC double-glazed bay window, 2 double radiators, double-glazed single doors leading into conservatory. Door leading off to kitchen. Door leading off to integral staircase.

### KITCHEN 12' 2" x 10' 10" (3.71m x 3.30m)

Slightly L-shaped and measurements taken at the widest points. Good size kitchen with tiled flooring, double radiator, rear facing white uPVC double-glazed window and white uPVC double-glazed door leading out to rear garden. Range of wall and floor units in a medium wood-effect finish with matching laminate work surface. Integrated electric oven, 4 ring gas hob and integrated extractor fan. Space for tall fridge/freezer, space for under bench freezer and space and plumbing for a washing machine, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap and wall mounted Combi boiler.

### CONSERVATORY 9' 9" x 8' 0" (2.97m x 2.44m)

Measurements are approx. LVT flooring, opaque poly-carbonate roof, white uPVC double-glazed windows and white uPVC double-glazed door leading out to the rear garden. Electric hot air and air conditioning unit providing heat or cool air to the conservatory space.

### FIRST FLOOR LANDING

Built-in cupboard which has shelving, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM 8' 0" x 4' 7" (2.44m x 1.40m)

Tiled flooring, single radiator, white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel, chrome taps with showerhead attachment. Recessed lights to ceiling. The area around the bath is finished in ceramic tiles with decorative border.



### BEDROOM 1 11' 0" x 9' 0" (3.35m x 2.74m)

Laminate wood-effect flooring, single radiator, rear facing white uPVC double-glazed window. Fitted wardrobes with sliding doors providing a good degree of storage and hanging space. Door leading off to en suite.

### EN SUITE 5' 1" x 5' 0" (1.55m x 1.52m)

Tiled flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, white sink with single pedestal and chrome tap, corner shower cubicle with sliding doors and shower fed from the main hot water system. The walls around the sink, toilet and shower are finished in a matt finish ceramic tile. Recessed lights to ceiling.

### BEDROOM 2 9' 8" x 9' 1" (2.94m x 2.77m)

Laminate wood-effect flooring, single radiator, front facing white uPVC double-glazed window. This is also a double bedroom.

### BEDROOM 3 10' 0" x 8' 4" (3.05m x 2.54m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. This is a small double or large single bedroom.

### EXTERNALLY

Driveway parking for at least 1 vehicle leading to an attached garage with manual up and over garage door. The property benefits from a rear garden with paved patio immediately adjacent to the house, mostly laid to lawn with perimeter fencing providing a degree of privacy.



