



**good life**

## Maple Avenue, New Silksworth, Sunderland

**£113,995**

**2 BED SEMI DETACHED HOME**

**OF PARTICULAR INTEREST TO FIRST TIME BUYERS, INVESTORS  
OR THOSE LOOKING TO DOWNSIZE**

**DOWNSTAIRS WC**

**LARGE FRONT BEDROOM WITH THE POTENTIAL TO CREATE A 3  
BED HOME IF REQUIRED**

**EPC RATING C**

**POPULAR LOCATION CLOSE TO TRANSPORT LINKS, SCHOOLS &  
LOCAL AMENITIES**

2 BED SEMI DETACHED HOME – POTENTIAL TO CREATE A 3rd BEDROOM BY PARTITIONING THE FRONT BEDROOM – DOWNSTAIRS WC - POPULAR LOCATION CLOSE TO LOCAL AMENITIES – FIRST TIME BUYER, INVESTMENT OR DOWNSIZE OPPORTUNITY - NO CHAIN! Good Life Homes are delighted to bring to the market this 2 bed semi detached home situated in popular Silksworth location close to schools, transport links and local amenities. A property of this type would be of particular interest to a first time buyer, investment opportunity or a buyer who is looking to downsize. With the benefit of NO CHAIN, the property comprises of; lounge, kitchen, downstairs WC, 2 double bedrooms and family bathroom. The front bedroom is incredibly spacious and could be split into two separate rooms creating a 3 bedroom home if required by future owners which is common in properties of its type. Externally to the front is a large plot which could be converted into a driveway like neighbouring properties if preferred. To the rear, the property benefits from a mainly laid to lawn garden and an external brick wash house. This is a fabulous opportunity to acquire a home with great potential. 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 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

Carpet flooring, double radiator, white uPVC double-glazed window with privacy glass front facing. Carpeted stairs to first floor landing. 3 doors leading off; 1 to lounge, 1 to kitchen, 1 to under stairs cupboard providing useful storage.

### LOUNGE 11' 3" x 12' 6" (3.43m x 3.81m)

Measurements taken at widest points. Carpet flooring, double radiator, large white uPVC double-glazed window front facing allowing lots of light into the space. Wall mounted electric fire. This is a good size lounge.

### KITCHEN 17' 9" x 9' 1" (5.41m x 2.77m)

Vinyl flooring, double radiator, white uPVC double-glazed window with privacy glass rear facing, large white uPVC double-glazed window rear facing with views over the garden. Fitted kitchen with a range of wall and floor units in a white finish with contrasting work surfaces. 4 ring ceramic gas hob with chimney extractor and built-in electric oven. Sink with chrome tap and single drainer. Space and plumbing for washing machine. Space for tall fridge freezer. Space for dining table and chairs. Door leading off to rear lobby.

### REAR LOBBY

Door leading off to WC. Double-glazed door with privacy glass leading out to rear garden.

### WC 4' 8" x 2' 5" (1.42m x 0.74m)

Vinyl flooring, white uPVC double-glazed window with privacy glass side facing. Toilet with low level cistern.

### FIRST FLOOR LANDING

Carpet flooring, white uPVC double-glazed window side facing. Loft hatch. 3 doors leading off; 2 to bedrooms, 1 to bathroom.

### BEDROOM 1 17' 9" x 11' 0" (5.41m x 3.35m)

Carpet flooring, single radiator, 2 white uPVC double-glazed windows front facing. Door leading off to cupboard providing storage space. This is a large double bedroom which could be divided by partitioning the wall to create 2 separate bedrooms, creating a 3 bed property if required.



### BEDROOM 2 11' 3" x 8' 10" (3.43m x 2.69m)

Measurements do not include the depth of the fitted wardrobes. Carpet flooring, single radiator, white uPVC double-glazed window rear facing with pleasant views over rear garden. Door leading off to built-in cupboard providing storage space. Built-in double wardrobes providing hanging space.

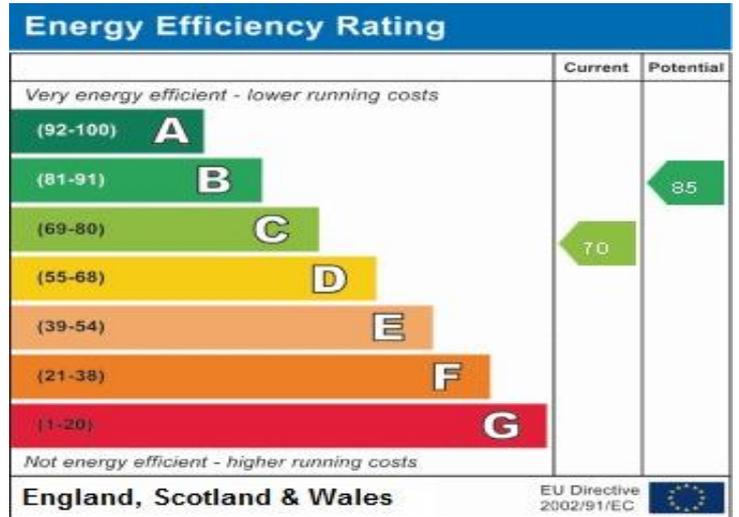
### BATHROOM 5' 1" x 5' 8" (1.55m x 1.73m)

Vinyl flooring, vertical tower style heater radiator, white uPVC double-glazed window with privacy glass rear facing. Bathroom suite comprising of; bath with panel with chrome taps and handheld shower, sink with chrome taps, toilet with low level cistern and push button flush. The walls and ceiling are finished in uPVC cladding. Spotlights to ceiling.

### EXTERNALLY

Externally to the front is a large plot with steps leading to the entrance of the property. An off road driveway could be created in this space like neighbouring properties if required. Gated access to the rear garden which is mainly laid to lawn. External brick wash house with 2 doors for access.





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.