



## Vicarage Close, Silksworth, Sunderland

**£185,000**

**EXCELLENT LOCATION WELL PROPORTIONED 3 BEDROOM SEMI**

**GOOD SIZE GARDEN PLOT WITH SUNNY ASPECT**

**GENEROUS LAYOUT TO GROUND FLOOR**

**ATTRACTIVE EXTENDED PORCH & CONSERVATORY**

**EPC (to follow)**

**POTENTIAL TO EXTEND KITCHEN INTO UTILITY AND/OR CONSERVATORY CREATING A SPACIOUS REAR OVERLOOKING GARDEN**

EXCELLENT LOCATION WELL PROPORTIONED 3 BEDROOM SEMI- ATTRACTIVE EXTENDED PORCH & CONSERVATORY - GOOD SIZE GARDEN PLOT WITH SUNNY ASPECT - GENEROUS LAYOUT TO GROUND FLOOR - POTENTIAL TO EXTEND KITCHEN INTO UTILITY AND/OR CONSERVATORY CREATING A SPACIOUS REAR OVERLOOKING GARDEN - A LOVELY HOME OFFERING TERRIFIC VALUE COMPARED TO SOME NEW BUILD HOMES ... Good Life Homes are delighted to bring to the market a lovely home in a great location situated on a generous garden plot. Visually very attractive with lots of what estate agents call "curb appeal" this terrific home briefly comprises; driveway and garage with electric door, porch, entrance hall with modern staircase, spacious lounge through dining room, impressive large conservatory with solid roof, kitchen, separate large utility with integral door leading into garage and door leading to rear garden, 3 first floor bedrooms and spacious bathroom with bath and separate shower, large well-maintained rear garden plot with sunny aspect. Sure to appeal to discerning purchases, 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 PORCH

Entrance via uPVC double-glazed door. Carpet tile flooring, front facing white uPVC double-glazed window, white uPVC double-glazed door leading to entrance hall.

### ENTRANCE HALL

Carpet flooring, double radiator, carpeted stairs to first floor landing, attractive replacement banister with glass inserts, door leading off to cloaks cupboard, door leading off to lounge.

### LOUNGE 13' 10" x 11' 7" (4.21m x 3.53m)

Carpet flooring, large double radiator, front facing white uPVC double-glazed bow window. Feature fire surround with built-in coal-effect fire. The lounge is partially open plan to the dining room.

### DINING ROOM 10' 9" x 8' 8" (3.27m x 2.64m)

Carpet flooring, 2 large double radiators, door leading off kitchen, open door leading through to conservatory.

### CONSERVATORY 12' 5" x 10' 3" (3.78m x 3.12m)

Measurements taken at widest points Lovely large conservatory with carpet flooring, double radiator, white uPVC double-glazed windows with fitted blinds. Solid roof with recessed lighting, white uPVC double-glazed doors leading out to rear patio and garden. The conservatory has lovely views over the garden and is partially open plan to the dining room.

### KITCHEN 10' 8" x 8' 10" (3.25m x 2.69m)

Carpet tile flooring, rear facing white uPVC double-glazed windows, radiator. Fitted kitchen with a range of wall and floor units in a light cream finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob, granite style sink with bowl and a half, single drainer and matching Monobloc tap, integrated dishwasher. The kitchen shares a stud wall with the dining room and also runs adjacent to the separate utility room, which means there is potential to extend the kitchen into the dining room or utility room in the future should that be required. Door leading to separate utility room.

### UTILITY ROOM 8' 6" x 7' 0" (2.59m x 2.13m)

Tiled flooring, rear facing white uPVC double-glazed window, uPVC door leading out rear garden and patio, space and plumbing for a washing machine and dryer. Integral door leading to the garage.



### FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BEDROOM 1 11' 10" x 11' 5" (3.60m x 3.48m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to one wall with built-in vanity desk and fitted mirror. This is a good size double bedroom.

### BEDROOM 2 10' 7" x 8' 10" (3.22m x 2.69m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a good size double bedroom.

### BEDROOM 3 8' 8" x 7' 8" (2.64m x 2.34m)

The room is L-shaped and measurements taken at widest points. Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing storage and also the location of the Combi boiler. This is a decent size single bedroom.

### BATHROOM 8' 8" x 5' 5" (2.64m x 1.65m)

Carpet tile flooring, double radiator, 2 white uPVC double-glazed windows, side and rear facing with privacy glass. Sink with single pedestal and chrome tap, bath chrome taps, separate shower cubicle with shower fed from the main Combi boiler system. The walls around the bath and shower area are mostly finished in a ceramic tile with decorative detail.

### GARAGE 18' 0" x 8' 5" (5.48m x 2.56m)

Roller electric door providing access, electric sockets and lighting.

### EXTERNALLY

Low maintenance front garden with block paved driveway leading to attached garage. The property benefits from a lovely rear garden plot with block paved and patio area extending into a large area of lawn with steps leading down into a further patio area, all positioned to take full advantage of the sunny aspect. The garden is very well maintained and presented but would be easy to maintain also.





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.