



good life

The Broadway, Sunderland

£225,000

3 BEDROOM SEMI DETACHED HOME

DRIVEWAY & GARAGE

LARGE REAR GARDEN PLOT WITH SPACE FOR KITCHEN EXTENSION

EPC RATING

EXCELLENT COMMUTER LOCATON CLOSE TO SCHOOLS, TRANSPORT ROUTES & ACCESS ONTO A19

NEW ROOF ON HOUSE & GARAGE IN RECENT YEARS

3 BEDROOM SEMI-DETACHED HOME – DRIVEWAY & GARAGE – LARGE REAR GARDEN PLOT – EXCELLENT COMMUTER LOCATION CLOSE TO SCHOOLS, TRANSPORT ROUTES & A19 – NEW ROOF IN RECENT YEARS TO HOUSE & GARAGE. Good Life Homes are delighted to bring to the market this wonderful 3 bedroom semi-detached home in excellent commuter location close to schools and transport routes including access onto the A19. The ground floor comprises; entrance vestibule, entrance hall with original paneling, lounge with double doors leading to dining room/second reception room and kitchen. On the first floor there are 2 double bedrooms with a good degree of storage space and gorgeous bay windows, 1 single bedroom and modern family bathroom. Externally to the front is a driveway suitable for parking 2 vehicles leading to garage which also provides parking for 1 vehicle with access via electric shutter. Gated access to a large rear garden plot including a well-maintained lawn area with ample space for kitchen extension if future owners require (subject to normal planning approvals). This is a great opportunity to acquire a fabulous home in a very popular 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 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 VESTIBULE

Entrance via white uPVC double-glazed door. Concrete flooring, single radiator. Wooden glass paneled door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, single radiator, carpeted stairs to first floor landing. The walls are finished in an original oak-effect paneling to nearly full height. 3 doors leading off; 1 to lounge, 1 to kitchen, 1 to dining area. Under stairs cupboard housing electric meter and providing useful storage.

LOUNGE 11' 9" x 11' 9" (3.58m x 3.58m)

Carpet flooring, single radiator, white uPVC double-glazed bow window front facing. Fire surround with hearth and back in stone-effect finish with built in gas fire. Glass panel double doors leading through to dining room.

DINING ROOM 11' 9" x 11' 9" (3.58m x 3.58m)

Carpet flooring, single radiator, white uPVC double-glazed bow window rear facing with gorgeous views over the garden. Space for dining table and chairs and other furniture arrangements. This room is currently being used as a dining room but can be used as a reception room if preferred.

KITCHEN 14' 8" x 5' 6" (4.47m x 1.68m)

Vinyl flooring, single radiator, white uPVC double-glazed window side facing, white uPVC double-glazed window with privacy glass rear facing. Fitted kitchen with a range of wall and floor units in white finish. 4 ring gas hob. Integrated electric oven. Under bench space and plumbing for washing machine. Space for fridge. White uPVC double-glazed door with privacy glass leading out to rear garden.

FIRST FLOOR LANDING

Carpet flooring, white uPVC double-glazed window with privacy glass side facing. Loft hatch with pull down ladder allowing access into the loft which is partially boarded.

BEDROOM 1 11' 9" x 8' 1" (3.58m x 2.46m)

Measurements do not include the bow window or the depth of fitted wardrobes. Carpet flooring, single radiator, white uPVC double-glazed bow window front facing. Fitted wardrobes to one wall providing an excellent degree of hanging and shelving space. This is a double bedroom.



BEDROOM 2 14' 6" x 8' 9" (4.42m x 2.66m)

Carpet flooring, single radiator, white uPVC double-glazed bow window rear facing with pleasant views over the garden. Fitted wardrobes to one wall providing more hanging and shelving space. This is also a gorgeous, double bedroom.

BEDROOM 3 8' 3" x 6' 7" (2.51m x 2.01m)

Carpet flooring, single radiator, white uPVC double-glazed window front facing. The owners currently use this room as an office but there is ample space for a single bed if required.

BATHROOM 9' 3" x 5' 4" (2.82m x 1.62m)

Measurements taken at widest points. Tiled flooring, towel style heater radiator, single radiator, 2 white uPVC double-glazed windows with privacy glass side facing. White bathroom suite comprising of; sink with chrome Monobloc tap, bath with chrome taps, toilet with low level cistern and push button flush. Shower cubicle with glass shower surround with overhead waterfall shower and separate handheld shower head. The walls are finished in a ceramic tile. Extractor fan. This is a gorgeous bathroom.

EXTERNALLY

Externally to the front is a well-maintained lawn area and paved driveway suitable for parking 2 vehicles leading to garage also with space for parking 1 vehicle with access via electric roller shutter. Gated access to rear. To the rear is a large garden plot with sunny aspect, mainly laid to lawn with ample space for kitchen extension (subject to normal planning approvals) if required by future owners. White uPVC double-glazed door leading to garage.



