



Foxton Close, Highfield Park, Sunderland

£170,000

**3 BED DETACHED HOME WITH EN-SUITE TO MASTER
BEDROOM**

FITTED WARDROBES IN 2 BEDROOMS

VERY WELL PRESENTED INTERNALLY

EPC RATING B

MODERN KITCHEN & FAMILY BATHROOM

DOWNSTAIRS WC

FABULOUS 3 BEDROOM DETACHED HOME WITH EN SUITE TO MASTER BEDROOM – GARAGE PLUS DRIVEWAY & ON STREET PARKING – DOWNSTAIRS WC – MODERN & WELL PRESENTED INTERNALLY – LOVELY REAR GARDEN PLOT. Good Life Homes are delighted to bring to the market this gorgeous 3 bed detached home. Representing great value and situated in a lovely cul-de-sac position, the ground floor briefly comprises; entrance hall, lounge, kitchen with patio doors leading out to rear garden and downstairs WC. On the first floor are 3 bedrooms with an en-suite to the master plus a lovely, modern family bathroom. Externally to the front is a graveled driveway suitable for parking multiple vehicles, leading to garage with additional space for parking 1 vehicle if required. To the rear, the property benefits from a lovely rear garden comprising of patio, lawn and decked area with sunny aspect. This is a great opportunity to acquire a very well presented, ready to move into home. 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.

ACCOMMODATION

ENTRANCE HALL

Entrance via Composite double-glazed door. Wood flooring, single radiator, white uPVC double-glazed window side facing. Carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE 14' 10" x 9' 9" (4.52m x 2.97m)

Wood flooring, single radiator, white uPVC double-glazed window front facing. Slim Inset electric fire. Door leading off to kitchen. This is a lovely, well presented living area.

KITCHEN 13' 1" x 8' 1" (3.98m x 2.46m)

Tiled flooring, double radiator, white uPVC double-glazed window rear facing. Fitted kitchen with a range of wall and floor units in a white high gloss finish with grey work surfaces. 4 ring gas hob with integrated electric oven. Sink with bowl and single drainer with chrome tap. Space and plumbing for washing machine. Space for tall fridge freezer. Door leading off to downstairs WC. White uPVC double-glazed French doors with views and leading out to rear garden.

DOWNSTAIRS WC 4' 10" x 2' 10" (1.47m x 0.86m)

Tiled flooring, single radiator, toilet with low level cistern and push button flush, sink chrome taps and tiled splash back. Extractor fan.

FIRST FLOOR LANDING

Carpet flooring. 4 doors leading off; 3 to bedrooms, 1 to bathroom. Loft hatch.

BEDROOM 1 8' 10" x 12' 6" (2.69m x 3.81m)

Laminate wood-effect flooring, single radiator, white uPVC double-glazed window front facing. Door leading off to en-suite. This is a gorgeous double bedroom.

EN-SUITE 8' 10" x 3' 1" (2.69m x 0.94m)

Tiled flooring, white uPVC double-glazed window with privacy glass rear facing, vertical towel style heater radiator. Bathroom suite comprising of sink with chrome taps and toilet with low level cistern and push button flush. Separate shower cubicle with tray and glass sliding door. Waterfall shower with handheld shower head. White uPVC cladding and spotlights to ceiling. The walls are finished in a stylish tile. Extractor fan.



BEDROOM 2 13' 2" x 9' 2" (4.01m x 2.79m)

Measurements do not include the depth of the fitted wardrobes. Laminate wood-effect flooring, single radiator, white uPVC double-glazed window front facing. Fitted wardrobes to one wall providing useful hanging space. This is also a double bedroom.

BEDROOM 3 9' 5" x 6' 6" (2.87m x 1.98m)

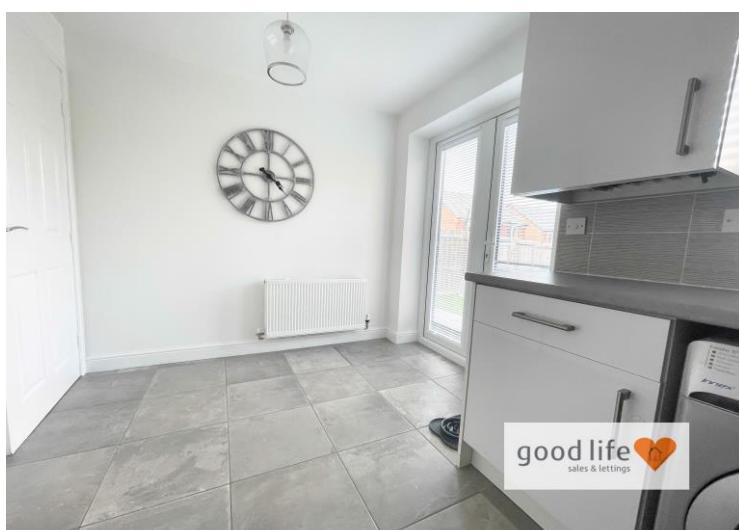
Measurements do not include the depth of the fitted wardrobes. Laminate wood-effect flooring, single radiator, white uPVC double-glazed window rear facing. Fitted wardrobes the length of one wall providing a good degree of hanging space. This is a small double/single bedroom.

EXTERNALLY

To the front of the property is a gravelled driveway suitable for parking 2 vehicles plus on street parking if required. Gated access to the rear. Externally to the rear the property benefits from a generous size garden with sunny aspect. Comprising of a patio area immediately adjacent to the French doors, artificial grass and decked areas. Perimeter fencing providing a good degree of privacy. Outdoor tap. Door leading to garage.

GARAGE

Access via manual up and over. Ample space for parking 1 vehicle if required. Electric points.





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A	94	
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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.