



**good  life**

**Durham Road, Humbledon, Sunderland**

**Offers in the Region Of £145,000**

**ATTRACTIVE 3 DOUBLE BED SEMI-DETACHED**

**WONDERFUL OPPORTUNITY IN EXCELLENT LOCATION**

**EXTENDED SUN/GARDEN ROOM TO REAR**

**EPC RATING E**

**LARGE BLOCK PAVED FRONTAGE WITH POTENTIAL FOR MULTI  
VEHICLE PARKING**

**LOVELY REAR GARDEN PLOT WITH SUNNY ASPECT**

ATTRACTIVE EXTENDED 3 DOUBLE BEDROOM SEMI - DURHAM ROAD LOCATION JUST UP/OPPOSITE FROM BEDE COLLEGE - LOVELY REAR GARDEN PLOT WITH SUNNY ASPECT - EXTENDED SUN/GARDEN ROOM TO REAR - NO CHAIN. Good Life Homes are delighted to bring to the market an exceptional opportunity to acquire an attractive 3 double bedroom semi-detached home in a sought after Durham Road location just opposite/along from Bede College. Held within the same family for many years, the property has been updated and is well presented but offers scope for further improvement. Of particular note is the extended rear garden room overlooking a lovely, well-maintained, sunny rear garden plot. Also of interest for potential buyers will be the very large block-paved frontal plot offering the potential for multi-vehicle parking if the kerb was dropped to create formal access. Internally, the property briefly comprises; lounge, spacious modern kitchen, garden room, 3 double bedrooms, bathroom. 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 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 HALL

Entrance via white uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing, door leading off to lounge.

### LOUNGE 14' 3" x 13' 8" (4.34m x 4.16m)

Measurements taken at widest point. Carpet flooring, single radiator, feature fire with electric built-in fire. Front facing white uPVC double-glazed window. Door leading off to kitchen.

### KITCHEN 15' 4" x 8' 8" (4.67m x 2.64m)

Laminate wood-effect flooring, double radiator, wooden framed single-glazed window leading out to extension. Modern fitted kitchen with a range of wall and floor units in a grey finish with complementary laminate work surfaces. Integrated 4 ring gas hob, feature extractor chimney and integrated NEFF electric oven situated at waist height for convenience. Space for tall fridge/freezer. Space and plumbing for washing machine. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Door leading off to sun room, door leading off to internal lobby.

### REAR LOBBY

Laminate wood-effect flooring, under stairs cupboard providing useful storage and which also location of the Combi boiler, side facing white uPVC double-glazed window with privacy glass. Door leading off to WC.

### WC 5' 0" x 2' 8" (1.52m x 0.81m)

Laminate wood-effect flooring, white toilet with mid level cistern and rear facing white uPVC double-glazed window with privacy glass.

### GARDEN ROOM 15' 8" x 7' 5" (4.77m x 2.26m)

Laminate tile-effect flooring, double radiator, white uPVC double-glazed windows with lovely views over the rear garden and white uPVC double-glazed door leading out to rear patio and garden. Large wooden framed double-glazed Velux style roof light in the roof making this a lovely light room with versatile use and lovely views over the garden.

### 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 12' 6" x 8' 7" (3.81m x 2.61m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window.

### BEDROOM 2 10' 9" x 8' 8" (3.27m x 2.64m)

Measurements do not include depth of fitted wardrobe. Carpet flooring, single radiator, front facing white uPVC double-glazed window. Lovely modern fitted wardrobes to 1 wall. This is also a double bedroom.

### BEDROOM 3 10' 0" x 8' 10" (3.05m x 2.69m)

Natural wood flooring, single radiator, rear facing white uPVC double-glazed window. There are wardrobes in this room but they may be removed by the current owners as they are not fitted. This is also a double bedroom.

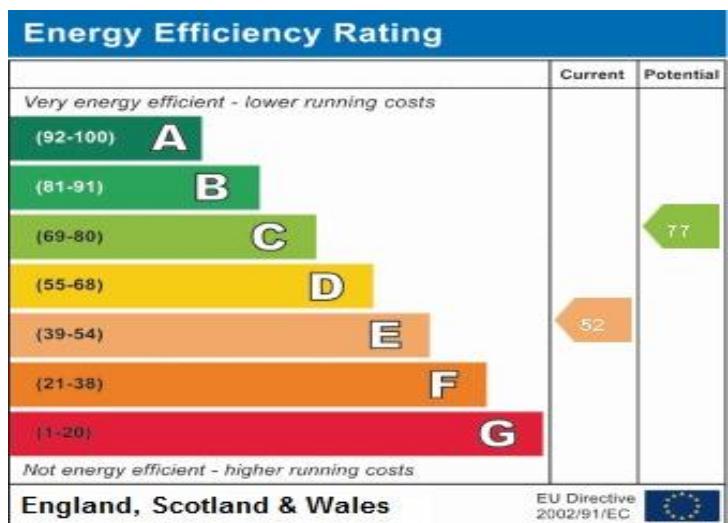
### BATHROOM 10' 8" x 6' 7" (3.25m x 2.01m)

The room is L-shaped and measurements taken at the widest points. Carpet flooring, single radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with chrome taps and electric shower over. The walls around the bath, sink and toilet area are finished in a ceramic tile with decorative border.

### EXTERNALLY

The property has an extensive block paved front garden with the potential for car parking for several vehicles plus additional space to the side with access gates to the rear garden. The property benefits from a nice size rear garden plot with well maintained areas laid to lawn, a large patio area and some raised borders which have been used for vegetable planting with the useful addition of a greenhouse. Raised decking to the rear and 2 garden sheds providing a good degree of storage with perimeter fencing to 3 sides.





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.