



## Cawnpore Square, Sunderland

**Offers in the Region of £124,995**

**VERY LARGE REAR GARDEN PLOT**

**2 DOUBLE BEDROOMS**

**NO CHAIN**

**VERY LARGE REAR CONSERVATORY SPANNING VIRTUALLY FULL WIDTH OF PROPERTY**

**EPC RATING D**

**QUIET CUL DE SAC LOCATION**

VERY LARGE REAR GARDEN PLOT - VERY LARGE REAR CONSERVATORY SPANNING VIRTUALLY FULL WIDTH OF PROPERTY - 2 DOUBLE BEDROOM SEMI DETACHED - NO CHAIN - QUIET CUL DE SAC LOCATION ... Good Life Homes are delighted to bring to the market a 2 double bedroom semi-detached home with an extremely large rear garden plot offering a perfect opportunity for a gardening enthusiast or someone looking for generous garden/family space. Also unique, is the large rear conservatory spanning virtually the full width of the property to the rear and offering lovely open views over the garden - this alone we would estimate would now cost over £20,000 and is the perfect addition to the property given the extensive rear garden plot. Internally, the property briefly comprises; entrance hall to the side, spacious lounge with attractive feature fire, dining kitchen with conservatory leading off, 2 double first floor bedrooms and bathroom. Available with NO CHAIN, viewing arrangements can be made by contacting the 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.

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via uPVC double-glazed door. LVT flooring, carpeted stairs to first floor landing, radiator concealed behind cover, alarm key pad, door leading off into lounge.

### LOUNGE 13' 10" x 13' 10" (4.21m x 4.21m)

Large living room with LVT flooring, radiator, white uPVC double-glazed bow window with fitted blinds. Beautiful feature fireplace in a painted finish with coal-effect gas fire. Door leading off to kitchen/dining room.

### KITCHEN/DINING ROOM 17' 4" x 7' 5" (5.28m x 2.26m)

Laminate tile flooring, double radiator, 3 white uPVC double-glazed windows with various views of the garden. Fitted kitchen with a range of wall and floor units in a grey finish with contrasting work surfaces, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for washing machine, space for tall fridge/freezer, recessed lights to ceiling, white uPVC double-glazed door leading into large conservatory.

### CONSERVATORY 16' 8" x 8' 9" (5.08m x 2.66m)

A very large rear conservatory positioned virtually the full width of the property to the rear making the most of the views over the rear garden. opaque polycarbonate roof, white uPVC double-glazed window and white uPVC double-glazed door leading out to raised decked patio area with garden beyond.

### FIRST FLOOR LANDING

White uPVC single-glazed window, Loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

### BEDROOM 1 14' 0" x 12' 5" (4.26m x 3.78m)

Laminate wood-effect flooring, double radiator, 2 front facing white uPVC single-glazed window. This is a very large double bedroom with a built-in cupboard additional storage and houses the Combi boiler.

### BEDROOM 2 10' 5" x 9' 0" (3.17m x 2.74m)

Laminate wood-effect flooring, single radiator, 2 rear facing white uPVC single-glazed window with views over garden. This is a double bedroom.



### BATHROOM 6' 6" x 5' 9" (1.98m x 1.75m)

Modern bathroom suite with stone-effect tiles to the walls and floors, shower bath with p-shaped end, glass shower screen over in Crittall style with black shower comprising; fixed overhead shower and separate handheld shower. Toilet and sink built into unit with concealed cistern and push button flush, storage beneath and black tap, rear facing white uPVC single-glazed window. Recessed lights to ceiling.

### EXTERNALLY

Lawn garden with potential to create driveway parking in the future. The property is situated on a large corner plot with very extensive rear garden. access gate to the side of the property which leads to the rear garden and front door which is positioned to the side. The property has an exceptionally large rear garden plot with raised decked patio area immediately adjacent to the conservatory and perimeter fencing providing a quite a good degree of privacy. The garden is currently overgrown but offers a wonderful opportunity for someone who create a wonderful space for family enjoyment and is a real selling feature of the property.





