



**good life**

**Albion Close, Scholars Gate, Houghton Le Spring**

**£165,000**

**2 DOUBLE BEDROOM FREEHOLD SEMI-DETACHED HOME**

**QUALITY MILLER HOME DEVELOPMENT**

**SUPERB INTERIOR STYLISH CHOICES TO KITCHEN & BATHROOM**

**EPC RATING B**

**PARKING BAY IMMEDIATELY TO FRONT OF HOUSE**

**GREAT LOCATION WITH WASHINGTON, SUNDERLAND, A1, A19  
ALL JUST MINUTES COMMUTE**

SOUGHT AFTER QUALITY MILLER HOME DEVELOPMENT - 2 DOUBLE BEDROOM SEMI-DETACHED HOME - BUILT IN RECENT YEARS WITH BUILDERS STRUCTURAL WARRANTY STILL VALID - STYLISH INTERIOR - QUALITY KITCHEN & BATHROOM - GENEROUS LOUNGE WITH DOORS OPENING ONTO REAR GARDEN. Good Life Homes are delighted to bring to the market an exceptional modern home on this quality Miller Homes development built just a few years ago and situated perfectly for commuting into Sunderland, Washington and just minutes from the A1 & A19 making it a perfect central commuter base. An attractive development with stylish, well designed homes, this particular home is visually appealing and comprises WC, lovely kitchen and rear facing lounge on the ground floor with doors opening from the lounge onto the pleasant rear garden. On the first floor there are 2 double bedrooms front and rear facing with a stylish bathroom situated between. Externally to the front is a parking bay. Offering an exceptional ready to move into opportunity, 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.

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator concealed behind cover, carpeted stairs to first floor landing. Doors leading off to WC, kitchen and lounge.

### WC 7' 0" x 2' 10" (2.13m x 0.86m)

Laminate wood-effect flooring, single radiator, front facing white uPVC double-glazed window, sink with single pedestal and chrome tap, white toilet with low level cistern. Recessed LED lights to ceiling.

### KITCHEN 11' 6" x 6' 4" (3.50m x 1.93m)

Laminate wood-effect flooring, electric plinth heater, front facing white uPVC double-glazed window. Stylish fitted kitchen with a range of wall and floor units in a light matt cream finish with wood-effect work surfaces. Integrated fridge/freezer. Integrated electric oven with 4 ring gas hob and feature extractor chimney in stainless steel finish with matching splash back. Space and plumbing for a washing machine (although the current owners may be willing to leaving the washing machine, please enquire on viewing.) Stainless steel sink with bowl and a half, single drainer and flexible tap.

### LOUNGE 16' 5" x 13' 4" (5.00m x 4.06m)

Laminate wood-effect flooring, 2 radiators, white uPVC double-glazed patio doors leading out to rear patio and garden, built-in cupboard providing additional storage. The lounge is well proportioned and would accommodate most arrangements of furniture, the current owner has a dining table and chairs.

### FIRST FLOOR LANDING

Loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom, side facing white uPVC double-glazed window.

### BATHROOM 7' 0" x 6' 3" (2.13m x 1.90m)

Vinyl wood-effect flooring, radiator, recessed LED lights to ceiling, extractor fan. Stylish bathroom with toilet and low level cistern, wall mounted sink with chrome tap, bath with panel, chrome tap and showerhead attachment with glass shower screen over. Stylish tiling to the walls with contrasting textured tiles and feature wall.



### BEDROOM 1 11' 5" x 9' 10" (3.48m x 2.99m)

Measurements do not include depth of fitted wardrobes. Carpet flooring, radiator, rear facing white uPVC double-glazed window. Extensive stylish fitted wardrobes to 1 wall with sliding doors providing a good degree of storage and hanging space. This is a good size double bedroom.

### BEDROOM 2 13' 4" x 9' 10" (4.06m x 2.99m)

Measurements taken at widest points. Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows, built-in cupboard providing storage which is also the location of the hot water boiler and hanging rail. This is also a good size double bedroom.

### EXTERNALLY

Allocated parking bay to the front. The property benefits from an approx. west facing rear garden which means it enjoys sunshine for the majority of the day, particularly afternoons and evenings weather permitting. Large paved patio area adjacent to the rear of the property with a well maintained lawn and perimeter fencing providing a degree of privacy.

### GENERAL

The property is freehold.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		