



good life

Durham Road, Barnes, Sunderland

Offers in the Region of £289,000

GORGEOUS 5 BED SEMI-DETACHED HOME SET BACK FROM DURHAM ROAD

LARGE PLOT WITH A FANTASTIC HUGE REAR GARDEN

BEAUTIFUL SPACIOUS PERIOD ENTRANCE HALL

EPC RATING D

IMPRESSIVE HIGH CEILINGS

STYLISH INTERIOR

GORGEOUS 5 BED SEMI-DETACHED HOME SET BACK FROM DURHAM ROAD ON A LARGE PLOT WITH A FANTASTIC, HUGE REAR GARDEN. Good Life Homes are delighted to bring to the market a simply gorgeous semi-detached home set back from Durham Road on a large plot with an incredible size rear garden which is a real stand out feature of the property. The current owners have lived there for a number of years and have done endless amounts of updating including a new modern stylish bathroom and a new roof in recent years. This lovely family home is extremely spacious with a fabulous size entrance hall with an original staircase in the centre, high ceilings and a coal fire in the front lounge complementing the original period feel. To the rear of the property is a great open space comprising of; dining area, kitchen and a second reception room which has pleasant views over the garden through patio doors. The property has 5 bedrooms, a family bathroom and a very stylish en-suite to the master bedroom. Externally to the front is a driveway which provides ample parking for 2 vehicles in addition to the garage space, as well as lawn with a graveled border. To the external rear there is a huge garden, arguably one of the finest gardens of its type with sunny aspect, creating an incredible space for both a patio seating area and lawn perfect for family gatherings. An exceptional forever family home with a real unique feel. 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

EXTERNAL FRONT

To the front of the property is a paved driveway suitable for 2 vehicles. Access to the garage by a manual up and over door. Laid to lawn area to the right. White uPVC double-glazed door leading into entrance vestibule.

ENTRANCE VESTIBULE

Tiled flooring, single-glazed window with privacy glass side facing. Wooden single-glazed door leading into entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, 2 single radiators, white uPVC double-glazed window front facing. Gorgeous staircase leading to first floor landing. Under stairs cupboard providing useful storage. Stairs to first floor landing. 3 doors leading off; 1 to garage, 1 to lounge, 1 to kitchen.

LOUNGE 11' 10" x 12' 1" (3.60m x 3.68m)

Natural wood flooring, double radiator, white uPVC double-glazed bow window front facing. Built-in coal fire with tiled hearth which is a lovely feature and massively compliments the room. This room also benefits from high ceilings and coving which really gives off that original feel.

RECEPTION ROOM 2 12' 0" x 11' 11" (3.65m x 3.63m)

Measurements taken at widest points. Natural wood flooring, radiator, white uPVC double-glazed patio doors leading out to the rear garden. The current owners have fitted a multi-fuel stove in this room providing energy efficiently to the property, complimented with a wooden beam above and concrete-effect tiled hearth. This is a cosy space which can be used as a second reception room with lovely views over the rear garden. Open plan space leading into kitchen.

KITCHEN 8' 5" x 11' 3" (2.56m x 3.43m)

Laminate wood-effect flooring, white uPVC double-glazed window rear facing with pleasant views over the garden. The kitchen comprises; a range of wall and floor units, some fitted and some freestanding. The fitted floor units are in a grey finish with wooden work surfaces. The fitted wall unit and free standing floor units are finished in a light oak-effect. 5 ring SMEG gas hob with extractor chimney. White sink with single drainer and Monobloc tap. Space and plumbing for dishwasher. Space for fridge freezer. This is an open space leading to rear dining area.

DINING ROOM 11' 0" x 9' 1" (3.35m x 2.77m)

Laminate wood-effect flooring, 2 white uPVC double-glazed windows either side of the 2 white uPVC double-glazed patio doors leading to the rear garden. The current owners use this part of the open plan space as a dining area with ample space for a dining table and chairs as well as furniture and a utility area in the corner. Door leading off to garage.

FIRST FLOOR LANDING

Natural wood flooring. Loft hatch. Storage cupboard. 6 doors leading off; 5 to bedrooms, 1 to bathroom.



BEDROOM 1 10' 11" x 6' 5" (3.32m x 1.95m)

Natural wood flooring, single radiator, white uPVC double-glazed bay window front facing. This is a single bedroom.

BEDROOM 2 11' 3" x 6' 6" (3.43m x 1.98m)

Natural wood flooring, single radiator, white uPVC double-glazed bow window front facing. This is also a single bedroom.

BEDROOM 3 11' 11" x 9' 3" (3.63m x 2.82m)

Natural wood flooring, single radiator, white uPVC double-glazed window rear facing. Built-in wardrobe with sliding doors providing a good degree of storage and hanging space. This is a good size double bedroom.

BEDROOM 4 12' 0" x 10' 1" (3.65m x 3.07m)

Natural wood flooring, double radiator, large white uPVC double-glazed bay window rear facing allowing lots of light into the space with pleasant views over the rear garden. Storage cupboard providing useful hanging space. Fireplace allowing the room to benefit from an original feature. This is also a good size double bedroom which could potentially be used as the Master if future owners don't require the en-suite in the main bedroom.

BEDROOM 5 11' 10" x 10' 0" (3.60m x 3.05m)

Natural wood flooring, single radiator, white uPVC double-glazed bay window front facing. This is a double bedroom currently being used as the Master, also benefiting from the original fireplace. Door leading off to en-suite.

EN-SUITE 7' 0" x 6' 3" (2.13m x 1.90m)

Stylish tiled flooring, single radiator, white uPVC double-glazed bay window front facing with privacy glass. Wall mounted mirrored cabinet. Bathroom suite comprising of; sink with chrome taps and built-in vanity unit, toilet with low level cistern, bath with chrome taps and overhead waterfall shower fed from the main Combi boiler system with glass panel. The walls are finished in a green tile. This is a stunning en-suite with stylish, modern decor.

BATHROOM 8' 9" x 6' 7" (2.66m x 2.01m)

Stylish tiled flooring, white uPVC double-glazed window with privacy glass rear facing, tall vertical towel heater style radiator. Walk-in glass shower cubicle with waterfall shower and handheld shower head. Bathroom suite comprising of; sink with chrome tap and built-in vanity unit, toilet with low level cistern and push button flush, freestanding bath with wall mounted chrome tap. Long bath recess above the bath providing space for accessories. Wall mounted mirror with LED light. The bath wall is finished in a pattern design tile which is a real stand out feature. The remaining walls are finished in a concrete-effect tile. This is a stunning, modern bathroom.

GARAGE

Electric lighting and sockets. Manual up and over door. This is a good size area which the current owners use as storage but could easily fit 1 vehicle if required.

EXTERNAL REAR

The property benefits from a substantial rear garden plot which must be one of the largest in the immediate area. Enjoying a sunny aspect for the majority of the day till late evening, an exceptionally large patio area is linked to a huge lawn via steps and offers a wonderful social space for entertaining. A huge feature of an already impressive home, the garden is a terrific addition and will undoubtedly have great appeal to families.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.