



## Tarn Drive, Grangetown, Sunderland

**Offers in the Region of £145,000**

**POPULAR 2 DOUBLE BEDROOM MID LINK HOME IN SOUGHT AFTER LOCATION**

**LARGE LOUNGE WITH OPEN PLAN STAIRCASE**

**LOW MAINTENANCE REAR GARDEN WITH SUNNY ASPECT**

**WELL PRESENTED THROUGHOUT**

**EPC RATING C**

**DRIVEWAY PARKING TO SIDE OF END LINK PLUS AMPLE ON STREET PARKING PLUS POTENTIAL TO CREATE DRIVEWAY PARKING TO FRONT**

VERY POPULAR 2 DOUBLE BEDROOM MID LINK HOME IN SOUGHT AFTER LOCATION - WELL PRESENTED THROUGHOUT - LARGE LOUNGE WITH OPEN PLAN STAIRCASE - LOW MAINTENANCE REAR GARDEN WITH SUNNY ASPECT - LONG DRIVEWAY PARKING TO SIDE OF END LINK PLUS AMPLE ON STREET PARKING PLUS POTENTIAL TO CREATE DRIVEWAY PARKING TO FRONT - NO CHAIN... Good Life Homes are delighted to bring to the market an excellent opportunity to acquire a well presented 2 double bedroom home on this popular development close to all amenities and transport/commuting links across Sunderland. Offering well-presented modern accommodation with low maintenance rear outdoor garden space, the property briefly comprises; entrance porch, generous lounge with open plan staircase, breakfasting kitchen, 2 double bedrooms and a bathroom. The property also owns a driveway to the right of the end link allowing multi-vehicle parking. There is also ample on street parking to the front and to the rear. This is a lovely ready to move into home in a great location and 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.

46 Windsor Terrace , Sunderland, SR2 9QF  
Tel: 0191 565 66 55 Email: [info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)  
[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)



## ACCOMMODATION

### ENTRANCE PORCH

Entrance via uPVC double-glazed door. White uPVC double-glazed window and built-in cupboard, partially-glazed door leading to lounge.

### LOUNGE 15' 10" x 12' 4" (4.82m x 3.76m)

A lovely large lounge with recently laid carpet flooring, double radiator, open plan staircase to first floor. Sufficient space to accommodate most arrangements of furniture, small understairs cupboard providing storage. Door leading off to kitchen.

### KITCHEN 12' 2" x 7' 0" (3.71m x 2.13m)

Tiled flooring, double radiator, rear facing white uPVC double-glazed window and uPVC double-glazed door with built-in shutters leading to rear patio and garden. Modern white high gloss kitchen with a range of wall and floor units and contrasting laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and flexible Monobloc tap. 4 ring ceramic hob and feature extractor chimney in stainless steel finish. Space and plumbing for a washing machine, space for tall fridge/freezer, integrated electric oven situated at waist height for convenience. A bespoke breakfast bar has been built at one end of the kitchen to accommodate an eating space. Integrated appliances are to be left.

### FIRST FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to bathroom.

### BEDROOM 1 12' 4" x 8' 3" (3.76m x 2.51m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.

### BATHROOM 7' 3" x 4' 3" (2.21m x 1.29m)

Vinyl tile-effect flooring, single radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel chrome tap with electric shower over with shower rail.

### BEDROOM 2 12' 4" x 7' 2" (3.76m x 2.18m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over garden.



### EXTERNALLY

Low maintenance front garden with the potential to create driveway parking if required in the future. The property benefits from a completely low maintenance patio garden which is laid to paving towards the side. Pedestrian gated access to the rear where there is parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.