



Vicarage Close, Silksworth, Sunderland

Offers in Excess of £147,995

BEAUTIFULLY PRESENTED 3 BEDROOM MID LINK HOME

GARAGE & DRIVEWAY

MODERN KITCHEN & BATHROOM

EPC RATING C

SEPARATE DINING ROOM

SPACIOUS STYLISH LOUNGE

BEAUTIFULLY PRESENTED 3 BEDROOM MID LINK HOME - GARAGE & DRIVEWAY - MODERN KITCHEN & BATHROOM - SEPARATE DINING ROOM - SPACIOUS STYLISH LOUNGE - GREAT LOCATION - CLOSE TO GOOD SCHOOLS ! ... Good Life Homes are delighted to bring to the market one of the finest properties of its type to come onto the market. Stylishly presented, the property offers 3 bedrooms and spacious ground floor accommodation with separate dining room, lounge and gorgeous modern kitchen. There's also terrific low maintenance outdoor space to the rear with seating patio area, driveway and a detached garage with electrics. Bound to impress upon viewing, arrangements to view the property 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 PORCH

Entrance via white uPVC double-glazed door, white uPVC double-glazed windows and tiled flooring, white GRP double-glazed door with leaded glass leading to entrance hall.

ENTRANCE HALL

Carpet flooring, double radiator, carpeted stairs to first floor landing, double doors leading to lounge.

LOUNGE 14' 0" x 13' 5" (4.26m x 4.09m)

A lovely size lounge, very stylishly presented by the current owners. Carpet flooring, double radiator, white uPVC double-glazed bow window with very pleasant front facing views. Gorgeous chimney breast with built-in log burning stove and double doors leading into dining room.

DINING ROOM 9' 0" x 8' 5" (2.74m x 2.56m)

Carpet flooring, double radiator, white uPVC double-glazed patio doors leading out to rear garden and patio, door leading off to kitchen.

KITCHEN 14' 3" x 8' 0" (4.34m x 2.44m)

Laminate wood-effect flooring, double radiator, white uPVC double-glazed window and door leading out to rear garden, built-in cupboard providing some storage space under the stairs. Modern fitted kitchen with range of wall and floor units in a light cream finish with complementary laminate work surface. Integrated electric oven situated at waist height for convenience, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, space for a fridge/freezer, space and plumbing for dishwasher, space and plumbing for a washing machine, granite style sink with bowl and a half, single drainer and matching Monobloc tap. This is a lovely light room.

FIRST FLOOR LANDING

Loft hatch, 4 doors leading off, 3 to bedrooms and to 1 bathroom.

BATHROOM 8' 0" x 5' 5" (2.44m x 1.65m)

Slate-effect laminate flooring, tall chrome towel heater style radiator, white bathroom suite comprising; toilet with low level cistern, sink built into vanity unit with chrome tap, bath with uPVC panel, glass shower screen over, chrome taps, and separate shower fed from the main hot water system. The walls



are finished in uPVC cladding, extractor fan, rear facing white uPVC double-glazed window.

BEDROOM 1 12' 2" x 8' 3" (3.71m x 2.51m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Professionally installed fitted wardrobes to 1 wall providing a great degree of storage and hanging space. This is a good size double bedroom.

BEDROOM 2 10' 4" x 9' 0" (3.15m x 2.74m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Professionally installed fitted wardrobes providing a good degree of storage and hanging space plus additional built-in cupboard providing storage and also the location for the central heating boiler.

BEDROOM 3 9' 0" x 6' 3" (2.74m x 1.90m)

A good size single bedroom. Carpet flooring, double radiator, front facing white uPVC double-glazed window.

EXTERNALLY

Low main front garden with professionally laid block paved pathway, slate and gravel chipping. To the rear is a professionally installed block paved driveway with wrought iron gates, providing vehicle access. Detached garage (attached to next door garage) with remote control entrance door, electric lighting and socket. Outside electric socket, and a lovely area of artificial lawn benefiting from a sunny aspect.

GENERAL

The property benefits from solar panels, more information upon request.





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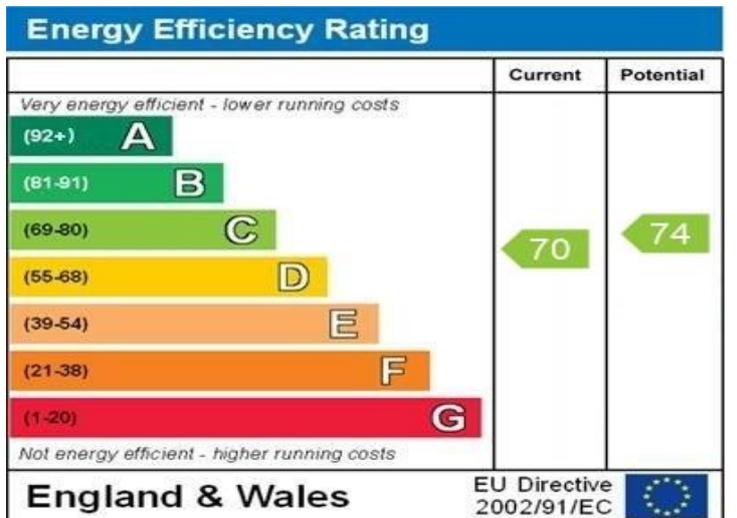
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.