



**Loughborough Avenue, Tunstall, Sunderland**

**£265,000**

**LARGER STYLE 3 BEDROOM SEMI-DETACHED HOME**

**ONE OF THE MOST SOUGHT AFTER LOCATIONS WITHIN THE AREA**

**IMMACULATELY PRESENTED INTERNALLY**

**EPC RATING C**

**POTENTIAL TO ACQUIRE ADJACENT BUILDING PLOT SEPARATELY**

**COMPLETELY RENOVATED THROUGHOUT & UPDATED IN RECENT YEARS AT CONSIDERABLE EXPENSE**

RECENTLY FULLY MODERNISED & RENOVATED - IMMACULATELY PRESENTED - LARGER STYLE - 3 BEDROOM SEMI - PRIME SOUGHT AFTER LOCATION - NEW KITCHEN, BATHROOM, CENTRAL HEATING, REWIRING, DECOR, LANDSCAPING & MORE! Good Life Homes are delighted to bring to the market an exceptional example of a larger style 3 bedroom semi-detached home in one of the areas prime residential areas. The closest thing you are going to get to moving into a new property, this gorgeous home has undergone a full and extensive renovation in recent years creating a ready to move into home benefitting from but not limited to; new rewiring, central heating, kitchen, bathroom, floor coverings, landscaping and more! The layout briefly comprises; entrance hall, large lounge through dining room with windows to the front and patio doors to rear, modern kitchen with Quartz worktops partly open plan to the dining area, separate utility and integral door into garage, 3 first floor bedrooms and spacious modern family bathroom. Externally to the front is a driveway and low-maintenance garden with artificial grass and to the rear there is a hard-landscaped patio garden suitable for enjoying the outdoors year-round. It should also be noted that adjacent to the property is a generous building plot with outline planning permission for a detached Dutch bungalow style home which may be purchased separately and offers a rare opportunity in such an exclusive location. For buyers interested in buying the house and land, there will be a discount made available on the combined sale price. Internal photographs of the semi-detached property are not available at the request of the current owners. Viewing arrangements can be made by contacting our local office. If you have a property to

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, double radiator, carpeted stylish staircase to first floor landing with glass insert. Door leading off to WC, built-in cupboard housing recent upgraded consumer unit and electrics, door leading off to lounge. The entrance hall is a lovely light space by virtue of the window in the gable end.

### LOUNGE/DINING ROOM 24' 5" x 14' 9" (7.44m x 4.49m)

An absolutely stunning large room with gorgeous white uPVC double-glazed part bay window to the front and white uPVC patio doors to the rear opening out onto the patio and garden. Front facing circular uPVC double-glazed window. 2 double radiators provide heat to this fabulous modern space and feature fire surround in a modern white finish with electric log burner style fire. The room is beautifully proportioned with stylish hardwood style doors. The rear of the dining area floats seamlessly into an open plan kitchen.

### KITCHEN 11' 10" x 8' 10" (3.60m x 2.69m)

Laminate wood-effect flooring, double radiator, white uPVC double-glazed window with views over the rear garden. Stylish fitted kitchen with a range of wall and floor units in a light grey finish with chrome handles and Quartz work surfaces. Integrated dishwasher, integrated electric oven, 4 ring ceramic hob and integrated extractor, Integrated fridge/freezer. Inset sink with bowl and a half and matching Monobloc tap. Recessed LED lights and smoke alarm. The kitchen work surface has been extended to create a breakfast bar arrangement to 1 end. Door leading off to utility area.

### UTILITY AREA 12' 9" x 10' 4" (3.88m x 3.15m)

The room is L-shaped and measurements taken at widest points. The utility area has been created to provide an additional useful space and accommodates plumbing for a washing machine and dryer. Additional stainless steel sink with single bowl, single drainer and matching Monobloc tap. Rear facing white uPVC double-glazed window, white uPVC double-glazed door with privacy glass leading out to rear patio. Recently installed modern Combi boiler and a range of units matching the kitchen with contrasting laminate work surfaces. Integral door leading into the garage.

### WC 5' 7" x 2' 9" (1.70m x 0.84m)

Laminate wood-effect flooring, single radiator, white toilet with low level cistern, white sink built into unit with chrome tap. LED lights to ceiling. This is a very stylish functional room.



### FIRST FLOOR LANDING

Spacious landing with side facing white uPVC double-glazed window providing lots of light into the space. Loft hatch with pull down ladders providing access to the loft where the current owners have created useful loft space. 4 stylish hardwood style doors leading off to 3 bedrooms and 1 to bathroom.

### BATHROOM 9' 0" x 6' 0" (2.74m x 1.83m)

A lovely size bathroom with stylish vinyl flooring, double radiator, rear facing white uPVC double-glazed window with privacy glass. White sink with single pedestal and chrome tap, white toilet with low level cistern, white bath with panel and chrome taps. Separate quadrant shower cubicle with sliding glass doors and shower fed from the main hot water system. Recessed lights to ceiling. Extractor fan. This is a good size stylish bathroom.

### BEDROOM 1 13' 4" x 11' 0" (4.06m x 3.35m)

Carpet flooring, 2 single radiators, 2 front facing white uPVC double-glazed windows. This is a large double bedroom and has the potential to be partially split down the middle to create 2 single bedrooms at minimal cost, due to the fact that there are 2 windows and 2 radiators beneath. This means the addition of a partition wall and doors into each room is all that is required, potentially, this would create 1 room of approx. 11'0 x 6'9 and 1 room of 6'5 x 7'9 making allowances for a small access corridor, subject to any regulations.

### BEDROOM 3 9' 1" x 8' 5" (2.77m x 2.56m)

A good size bedroom which could accommodate a double bed but is a very generous single room. Carpet flooring, single radiator, front facing white uPVC double-glazed window.

### BEDROOM 2 13' 4" x 10' 8" (4.06m x 3.25m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. This is a very large double bedroom.

### EXTERNALLY

The property has been completely remodelled to the front with a stylish block paved driveway suitable for parking least 1 vehicle. Low maintenance front garden with artificial lawn, steps leading to front door and electric roller shutter door leading into garage. Side gate providing access down the side and to the rear. The property benefits from a low maintenance rear garden which has been beautifully planned to create a stylish and extensive paved patio area, area of artificial lawn, raised borders with engineered retaining wall.





