



good life

Leechmere View, Sunderland

£139,995

3 BEDROOM RECENTLY REFURBISHED SEMI-DETACHED

ATTRACTIVE LARGER STYLE HOME

DOWNSTAIRS LAYOUT RE-WORKED TO CREATE LOVELY LARGE LOUNGE AND STUNNING KITCHEN/DINING AREA

EPC RATING

STYLISH NEW KITCHEN WITH INTEGRATED APPLIANCES

STYLISH BATHROOM

SUPERB RECENTLY REFURBISHED 3 BEDROOM SEMI-DETACHED - LARGER STYLE - SUPERB KITCHEN/DINING ROOM TO REAR - STYLISH BATHROOM - EXTRA SUN ROOM - LARGE REAR GARDEN PLOT - READY TO MOVE INTO WITH NO ONWARD CHAIN. Good Life Homes are delighted to bring to the market an exceptional ready to move into home which has just undergone a full refurbishment creating a modern ready to move into home. Attractive and one of the larger styles, the ground floor has been remodelled to create a larger, spacious lounge and an open plan kitchen/dining room to the rear with doors opening onto the rear garden and patio. A very stylish well designed kitchen offers some new integrated appliances and a sun room leads off occupying the space behind the utility area and also providing access to the large rear garden via large doors. On the first floor there are 2 large double bedrooms and a smaller single with a stunning family bathroom. There is also ample parking to the front. With the benefit of NO CHAIN, this ready to move into home can be viewed 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

Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing, front facing white uPVC double-glazed window with privacy glass. Under stairs cupboard housing the meters and electric fuse box. Door leading off to lounge, door leading off to kitchen/dining room.

LOUNGE 15' 10" x 13' 0" (4.82m x 3.96m)

This is a large style version with a lovely large lounge and uPVC double-glazed bay window, double radiator and recessed LED lights to ceiling. This is a gorgeous room.

KITCHEN/DINING ROOM 20' 0" x 9' 6" (6.09m x 2.89m)

Measurements taken at widest points. Laminate wood-effect flooring, large double radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed patio doors leading out to rear patio and garden. LED recessed lights to ceiling, modern recently installed fitted kitchen with a range of wall and floor units in a white matt finish with contrasting wood-effect laminate work surfaces. Integrated under bench fridge, double unit housing modern Combi boiler, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, integrated electric oven situated at waist height for convenience. Door leading off to sunroom.

SUN ROOM 11' 8" x 5' 3" (3.55m x 1.60m)

Carpet flooring, white uPVC double-glazed windows and white uPVC double-glazed patio doors leading out to rear garden and patio. Partially-glazed door leading to rear lobby.

REAR LOBBY

Carpet flooring, front facing white uPVC double-glazed window, door leading off to utility (former wash house.)

UTILITY ROOM 7' 8" x 6' 9" (2.34m x 2.06m)

Formally the washhouse but has the benefit of electric lighting and sockets. work surface and kitchen cupboard with space beneath and plumbing for washing machine and additional fridge. Front facing white uPVC double-glazed window. This is a great additional storage room or extra utility room.



FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM 7' 3" x 5' 6" (2.21m x 1.68m)

Stylish laminate wood-effect flooring, designer style large towel heater style radiator in a graphite grey finish, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising; toilet with concealed cistern and flush button flush, sink built into vanity unit with chrome tap, bath with panel, glass shower screen over, chrome taps and separate chrome shower fed main Combi boiler system comprising; fixed overhead shower and separate hand held shower. Stylish ceramic tiling to full height around the bath and shower area and half height approx. around the remainder of the bathroom.

BEDROOM 1 13' 0" x 10' 10" (3.96m x 3.30m)

Large double bedroom comprising; carpet flooring, radiator, white uPVC double-glazed window and built-in cupboard.

BEDROOM 2 12' 3" x 9' 9" (3.73m x 2.97m)

Measurements taken at widest point. Large double bedroom, carpet flooring, radiator, white uPVC double-glazed window. Built-in cupboard providing useful storage.

BEDROOM 3 8' 9" x 7' 9" (2.66m x 2.36m)

The room is L-shaped and measurements taken at widest points. Carpet flooring, radiator, white uPVC double-glazed window, built-in cupboard providing useful storage. This is a classed as a single or box room but there is potential to extend this bedroom further into the front bedroom to create a larger room in the future and this would add another 2ft approx.

EXTERNALLY

The property has an extensive block paved driveway to the front with double wrought iron gates allowing for vehicle access and parking for more 1 vehicle. Low maintenance gravel chippings and white uPVC double-glazed door. The property benefits from a good size rear garden plot with extensive area of paved patio immediately adjacent to the house with a large area of lawn and additional paving. The rear garden benefits from a sunny aspect.



