



Swindon Square, Springwell, Sunderland

£124,995

SOUGHT AFTER LOCATION 3 BED SEMI-DETACHED PLUS LOFT ROOM

LARGE GARDEN PLOT TO FRONT & REAR

POTENTIALLY NO CHAIN

CUL DE SAC POSITION WITH DRIVEWAY

EPC RATING (to follow)

SPACIOUS FAMILY SIZED HOME

SOUGHT AFTER LOCATION 3 BED SEMI-DETACHED PLUS LOFT ROOM - CUL DE SAC POSITION WITH DRIVEWAY - FABULOUS LARGE GARDEN PLOT TO FRONT & REAR - POTENTIALLY NO CHAIN - SPACIOUS FAMILY SIZED HOME... Good Life Homes are delighted to bring to the market a very spacious 3 bedroom home in sought after Springwell, located at the head of a cul de sac and benefitting from a well-maintained large garden plot to the front and rear perfect for a family and with a sunny aspect at various parts of the day. The gorgeous garden is a real selling point and must be seen to fully appreciate the size and privacy of the plot. With the added benefit of a driveway to the front, the property also has a double loft room accessed by a fixed staircase in bedroom 3 offering versatility for the new owners. Internally, briefly comprising; entrance hall, large dining/kitchen, separate lounge, rear lobby/potential utility, 3 first floor double bedrooms, bathroom, loft room. Extensive gardens to front and rear. A terrific opportunity, 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.

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ACCOMMODATION

ENTRANCE HALL

Entrance via partially-glazed door. Vinyl wood-effect flooring, radiator concealed behind radiator cover, stairs to leading to first floor, front facing uPVC single-glazed window. Door leading off to kitchen/dining room.

KITCHEN/DINING ROOM 22' 2" x 10' 0" (6.75m x 3.05m)

Lovely space stretching virtually the full width of the house to the rear, the kitchen/dining room has a fitted kitchen with a range of units in a medium wood-effect finish with contrasting work surface. Freestanding oven with ceramic hob, space and plumbing for a washing machine, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Breakfast bar return providing useful informal dining opportunities. 2 radiators and 2 uPVC single-glazed windows with lovely views over the rear garden. Wall mounted Combi boiler which the vendor advises us was replaced in last 2 or so years. Recessed lights to ceiling and ample additional space for dining table and chairs. Side door leading to rear lobby. Open plan door leading through into the lounge.

LOUNGE 15' 5" x 10' 10" (4.70m x 3.30m)

Carpet flooring, double radiator, front facing uPVC single-glazed window with lovely views. Fireplace with painted finish. The lounge is partially open plan to the kitchen/dining room.

REAR LOBBY 16' 0" x 5' 8" (4.87m x 1.73m)

Front facing uPVC single-glazed window, uPVC double-glazed door leading out to the rear, built-in cupboard providing additional storage. Opportunity to turn this space into an additional utility area if required.

FIRST FLOOR LANDING

Side facing white uPVC single-glazed window, built-in cupboard storage, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM 7' 6" x 5' 6" (2.28m x 1.68m)

Vinyl wood-effect flooring, radiator concealed behind cover, white uPVC single-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal, white bath with panel, chrome taps and electric shower over. Recessed lights to ceiling.



BEDROOM 1 14' 1" x 9' 5" (4.29m x 2.87m)

Carpet flooring, single radiator, rear facing white uPVC single-glazed window. Built-in recess providing useful additional storage. This is a good size double bedroom.

BEDROOM 2 12' 2" x 8' 10" (3.71m x 2.69m)

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

BEDROOM 3 13' 0" x 9' 2" (3.96m x 2.79m)

Carpet flooring, single radiator, front facing uPVC single-glazed window. Fixed staircase to loft room. Please note this 3rd bedroom was also a double bedroom.

LOFT ROOM 14' 0" x 12' 0" (4.26m x 3.65m)

Measurements taken at widest points. The loft is partially converted with electric sockets, electric wall heater and double-glazed Velux style roof light with additional door leading through to the remaining loft space which provides a huge additional storage. The loft room is accessed via fixed staircase in bedroom 3 and has versatile potential.

EXTERNALLY

Large beautifully maintained front garden with drop kerb and timber gates leading to driveway parking with potential to extend further. The property benefits from a very large rear garden plot which is very well maintained and devoted mostly to lawn with perimeter fencing and hedges to each side providing a good degree of privacy through out the day. It should be noted that the garden enjoys sunshine throughout the day, morning through to evening at various parts of the day. Fab space for family enjoyment.



