



Lord Street, Silksworth, Sunderland

£90,000

3 BED MID TERRACED HOME

SMALL CONSERVATORY TO REAR

WELL PRESENTED INTERNALLY

LARGE LOUNGE THROUGH DINING ROOM

EPC RATING D

REAR YARD PROVIDING OUTDOOR SPACE

THREE BEDROOM MID TERRACED HOME - POPULAR SILKSWORTH LOCATION - MAY BE OF INTEREST TO FIRST TIME BUYERS OR LANDLORDS - £650pcm POTENTIAL RENTAL POSSIBILITY - WELL PRESENTED INTERNALLY. Good Life Homes are delighted to bring to the market a very spacious 3 bedroom mid terraced family home offering large open plan lounge/dining room, small rear conservatory, kitchen and ground floor bathroom. On the first floor there are 3 bedrooms. Externally to the rear is a yard providing outdoor space. Parking is on street to the front. 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 white uPVC double-glazed door. Laminate wood-effect flooring, under stairs cupboard, door leading off to lounge, built-in cupboard housing the electric meter and electric fuse box.

LOUNGE 12' 6" x 12' 3" (3.81m x 3.73m)

Measurements taken at widest points. Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Built-in coal-effect log style fire. The lounge is mostly open plan to the dining room.

DINING ROOM 15' 8" x 12' 7" (4.77m x 3.83m)

Measurements taken at widest points. Laminate wood-effect flooring, radiator, white uPVC double-glazed window facing out to conservatory, kitchen door leading off to stairwell. The dining room is mostly open plan to the lounge for a lovely big open plan space.

KITCHEN 14' 6" x 8' 9" (4.42m x 2.66m)

Tiled flooring, radiator, 2 side facing white uPVC double-glazed window, 1 of them facing into conservatory. Fitted kitchen with a range of wall and floor units in a painted finish with complementary work surface. 4 ring electric oven, integrated extractor, integrated oven, space for tall fridge/freezer, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, built-in cupboard housing Combi boiler, recessed lights to ceiling, door leading off to rear lobby.

REAR LOBBY

Tiled flooring, white uPVC double-glazed door, door leading to bathroom.

BATHROOM 8' 8" x 4' 8" (2.64m x 1.42m)

Tiled flooring, rear facing white uPVC double-glazed window with privacy glass. White toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap, bath with panel and chrome tap, shower cubicle is built into recess with shower fed from the main Combi boiler system. Wall mounted towel heater style radiator in black finish.



LOBBY

Tiled floor, carpeted stairs to first floor landing and uPVC double-glazed door leading to rear.

CONSERVATORY 10' 5" x 5' 0" (3.17m x 1.52m)

Carpet flooring, white uPVC double-glazed window, polycarbonate roof, radiator, double-glazed doors leading out to rear courtyard, uPVC double-glazed window facing back into dining room.

FIRST FLOOR LANDING

Loft hatch, 3 doors leading off to bedrooms.

BEDROOM 1 13' 9" x 12' 8" (4.19m x 3.86m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed window rear. Built-in cupboard providing some storage. This is a very large double bedroom.

BEDROOM 2 14' 1" x 9' 7" (4.29m x 2.92m)

Measurements taken at widest points. Carpet flooring, double radiator, front facing white uPVC double-glazed window. This is a large double bedroom.

BEDROOM 3 10' 8" x 6' 1" (3.25m x 1.85m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window, additional window with opaque glass facing into bedroom 2 and borrowing some light from bedroom 2. This bedroom was created from a partition wall been placed in the very large front bedroom.

EXTERNALLY

Block paved rear courtyard with pedestrian gated access to the rear lane. Double doors leading out from conservatory and uPVC door from rear lobby.



