



good life

Thistle Road, Thorney Close, Sunderland

Offers in the Region of £107,500

2 DOUBLE BED EXTENDED SEMI ON LARGE REAR GARDEN PLOT

EXTENDED TO FRONT & REAR

SOUTH/EAST FACING LARGE REAR GARDEN FULLY LANDSCAPED

EPC RATING (to follow)

SUPERB LARGE KITCHEN/DINING ROOM

NO CHAIN

WELL PRESENTED - EXTENDED FRONT & REAR - LARGE REAR GARDEN PLOT WITH SUNNY ASPECT - 2 DOUBLE BEDROOM SEMI DETACHED WITH NO CHAIN - SUPERB KITCHEN WITH OPEN PLAN DINING ROOM LEADING OFF. Good Life Homes are delighted to bring to the market an exceptional extended home situated on a large south and east facing sun-trap rear garden plot which has been landscaped to include decking, paving and artificial lawn areas perfect for enjoying year-round. Extended to the front to create an entrance porch and larger lounge, the property also has an extension to the rear creating a lovely size modern stylish kitchen with dining room leading off. Also on the ground floor is the former wash-house now providing excellent additional spacious storage but offers further potential depending on the needs of the new owners. On the first floor, there are 2 double bedrooms and a well appointed modern bathroom. With a pleasant outlook to the front over open greenery, there is ample on street parking too! This is a lovely extended home offered at a sensible asking price and viewing is unreservedly recommended. 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. Laminate wood-effect flooring, white uPVC double-glazed windows and partially-glazed door leading to entrance hall.

ENTRANCE HALL

Wood-effect vinyl flooring, single radiator, attractive staircase to first floor landing, door leading off to extended lounge, door leading off to kitchen/dining room.

LOUNGE 13' 7" x 12' 3" (4.14m x 3.73m)

Measurements taken into bay. Laminate wood-effect flooring, radiator, attractive fireplace for focal point only, white uPVC double-glazed bay window with pleasant views to the front. The lounge is an extension to the original property which adds a good degree of space for furniture etc.

KITCHEN/DINING ROOM 18' 6" x 18' 0" (5.63m x 5.48m)

The room is L-shaped and measurements taken at widest points. A fabulous space extended to create a lovely dining area and a modern fitted kitchen with a range of wall and floor units in cream finish with natural wood work surfaces. Range style oven with 8 ring gas hob and multi-ovens. Attractive ceramic sink positioned in front of the window with lovely views of the garden, space and plumbing for the washing machine and tumble dryer. Space for dishwasher, space for tall fridge/freezer, breakfast bar. 2 double radiators and white uPVC double-glazed windows with lovely views over the garden. This a very impressive space. Door leading off to formal wash house or potential utility.

WASH HOUSE 12' 6" x 9' 6" (3.81m x 2.89m)

A great space for storage or creating a potential utility room. Access door from the kitchen and uPVC double-glazed doors leading to the front of the property and the rear.

FIRST FLOOR LANDING

Carpet flooring, side facing white uPVC double-glazed window, loft hatch with pull down ladders.



BATHROOM 7' 9" x 5' 5" (2.36m x 1.65m)

Attractive vinyl flooring, double radiator, rear facing white uPVC double-glazed window. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps with showerhead attachment. The walls are tiled to approx. half height around the bath, sink and toilet area. Electric shaving point.

BEDROOM 1 15' 4" x 8' 4" (4.67m x 2.54m)

A large double bedroom with carpet flooring, built-in cupboard, single radiator, white uPVC double-glazed window with attractive views over open greenery.

BEDROOM 2 10' 6" x 9' 1" (3.20m x 2.77m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Built-in cupboard with useful hanging space. This is a good size double bedroom.

EXTERNALLY

Low maintenance front garden, nice outlook over the front of a green area and uPVC double-glazed door to the side of the property leading into what would have originally been the old out house. The rear garden is a fabulous low maintenance space fully landscaped with an area of raised decking, areas of paving, large area of artificial turf and a play area and various seating areas individually constructed by the previous owners. Large storage shed situated to the side of the property and additional timber building which the former owners used for storage and the potential to convert to an outside bar. One of the benefits of the rear garden is its aspect which is south east facing which means it enjoys full sunshine for the majority of the day weather permitting and is a real suntrap on sunny days.



