



good life

Simonside Road, Springwell, Sunderland

Offers in the Region of £125,000

3 BEDROOM SEMI DETACHED HOME

REQUIRES SOME COSMETIC UPDATING

DRIVEWAY

EPC RATING

LARGE REAR GARDEN

SPACIOUS FAMILY HOME IN SOUGHT AFTER SPRINGWELL LOCATION

THREE BEDROOM SPACIOUS FAMILY HOME - SOME COSMETIC UPDATING REQUIRED - LARGE LOUNGE/DINING ROOM - LARGE REAR GARDEN PLOT - NO ONGOING CHAIN - SOUGHT AFTER SPRINGWELL LOCATION. Good Life Homes are delighted to bring to the market a good example of a larger style 3 bedroom family home in sought after Springwell sat within a good size plot with driveway to the front and very generous rear garden. Internally, the property would benefit from some cosmetic updating but comprises; generous front facing kitchen, large lounge/dining room, outhouse/utility, 3 bedrooms and bathroom. Offered with the benefit of NO CHAIN, 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

Carpet flooring, carpeted stairs to first floor landing, front facing white uPVC double-glazed window, double radiator. Door leading off to kitchen, door leading off to lounge/dining room.

LOUNGE/DINING ROOM 21' 7" x 10' 0" (6.57m x 3.05m)

A lovely size lounge/dining room with carpet flooring, 2 white uPVC double-glazed windows overlooking the generous rear garden. Coal-effect gas fire, 2 double radiators.

KITCHEN 15' 8" x 8' 8" (4.77m x 2.64m)

Measurements taken at widest points. Vinyl flooring, front facing white uPVC double-glazed window, double radiator. Fitted kitchen with a range of wall and floor units in a wood-effect finish, stainless steel sink with single bowl, single drainer and matching taps. Space and plumbing for a gas cooker, space and plumbing for a washing machine, 2 built-in cupboards providing additional storage. Door leading off to outhouse.

OUTHOUSE

Natural corridor with uPVC door leading to the front of the property. Door leading into what would have been the coal store and door leading into what would have originally been the wash house, 7ft x 6ft approx. This area is often opened up to create a utility space. Original Belfast sink with cold water supply and white uPVC double-glazed window rear facing and uPVC door leading out to rear garden. Electric lights and sockets.

FIRST FLOOR LANDING

Loft hatch. 5 doors leading off, 1 to shower room, 1 to WC and 3 to bedrooms.

BEDROOM 1 13' 7" x 10' 0" (4.14m x 3.05m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Built-in cupboard providing additional storage and hanging space.

BEDROOM 2 10' 4" x 10' 0" (3.15m x 3.05m)

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Built-in cupboard providing a good degree of storage and hanging space.



BEDROOM 3 11' 4" x 7' 0" (3.45m x 2.13m)

Laminate wood-effect flooring, single radiator, front facing white uPVC double-glazed window. This is also a double bedroom although there is some restricted floor space due to the bulkhead of the stairs.

TOILET 5' 7" x 2' 7" (1.70m x 0.79m)

Vinyl flooring, white uPVC double-glazed window with privacy glass, white toilet with low level cistern.

SHOWER ROOM 5' 7" x 4' 8" (1.70m x 1.42m)

Tile flooring, chrome towel heater style radiator, white sink with single pedestal and chrome tap, large white corner shower unit with sliding glass doors and shower fed from the main hot water system including shower jets and built-in radio. Rear facing white uPVC double-glazed window with privacy glass. The shower room and WC are adjacent to each other and could be combined in the future into one room if new purchasers require it.

EXTERNALLY

Block paved driveway with the kerb dropped on the pathway and enough room to park at least 1 vehicle with the potential for more. Lawn front garden and uPVC door. The property benefits from a large rear garden plot which is generally well maintained and provides a lovely opportunity for family space.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.