



## Melvaig Close, Moorside, Sunderland

**£180,000**

**GREAT LOCATION FOR SCHOOLS, AMENITIES & COMMUTING! SPACIOUS 3 BEDROOM MOORSIDE SEMI-DETACHED HOME**

**DOUBLE DRIVEWAY**

**EPC RATING (to follow)**

**GARAGE WITH ELECTRIC DOOR**

**RECENT KITCHEN & BATHROOM**

**GREAT LOCATION FOR SCHOOLS, AMENITIES & COMMUTING! - SPACIOUS 3 BEDROOM MOORSIDE SEMI-DETACHED HOME - DOUBLE DRIVEWAY - GARAGE WITH ELECTRIC DOOR - RECENT KITCHEN & BATHROOM - GENEROUS REAR GARDEN PLOT - WELL PRESENTED - VERY SENSIBLY PRICED ...** Good Life Homes are delighted to bring to the market one of the very popular spacious 3 bed semi-detached homes on Moorside representing good value for money in a great location close to schools, shops and perfect for commuting. The property itself offers double driveway parking plus a garage with remote door, spacious lounge, modern kitchen, separate utility, 3 bedrooms, lovely bathroom, generous gardens to rear. 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.

## ACCOMMODATION

### ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Vinyl wood-effect flooring, door leading into entrance hall.

### ENTRANCE HALL

Natural wood flooring, radiator, carpeted stairs to first floor landing. The staircase has been updated with natural oak handrail and spindles. Built-in cupboard beneath the stairs and also cloak cupboard bottom of stairs. 2 partially-glazed doors leading off, 1 to kitchen, 1 to the lounge.

### LOUNGE/DINING ROOM 25' 0" x 11' 6" (7.61m x 3.50m)

A lovely through room which is so typical of these large spacious family homes with carpet flooring running throughout, radiator to the rear and front, white uPVC double-glazed bow window to the front and white uPVC double-glazed patio doors to the rear. Feature fire in the lounge in a stone-effect finish with matching hearth and built-in electric fire.

### KITCHEN 10' 10" x 9' 0" (3.30m x 2.74m)

Recently upgraded by the current owners, the kitchen comprises a range of wall and floor units in a light cream high gloss finish with contrasting wood-effect laminate work surfaces, granite style sink with single bowl, single drainer and Monobloc tap. 5 ring Bosch hob with designer style extractor hood and matching splash back, double integrated BOSCH oven and integrated washing machine, integrated BOSCH dishwasher also. A breakfast bar provides the opportunity for informal dining and double radiator providing heat to the space, white uPVC double-glazed window sits above the sink and offers lovely views over the garden, wood-effect laminate runs through the kitchen and utility space connecting space joins the utility area.

### UTILITY AREA 8' 5" x 8' 4" (2.56m x 2.54m)

Laminate wood-effect flooring, rear facing white uPVC double-glazed windows and white uPVC double-glazed door leading out to the rear garden. Range of floor units in a laminate finish with wood-effect laminate work surfaces, space for tall fridge/freezer, space and plumbing for a washing machine, circular stainless steel sink with matching tap.

### FIRST FLOOR LANDING

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



### BEDROOM 1 11' 10" x 10' 0" (3.60m x 3.05m)

Good size double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window.

### BEDROOM 3 8' 9" x 7' 8" (2.66m x 2.34m)

Carpet flooring, radiator, front facing white uPVC double-glazed window.

### BEDROOM 2 9' 0" x 8' 9" (2.74m x 2.66m)

This is also a double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space with sliding doors.

### BATHROOM 8' 7" x 5' 5" (2.61m x 1.65m)

Laminate stone-effect flooring, rear facing white uPVC double-glazed window with privacy glass. Recently installed bathroom suite comprising toilet with concealed cistern and push button flush, sink built into drawer unit with chrome tap, bath with panel and chrome tap, separate quadrant shower with shower fed from the main hot water system. Recessed lights to ceiling, extractor fan, uPVC tile-effect cladding to walls and uPVC cladding to ceilings.

### EXTERNALLY

Extensive block paved driveway to the front suitable for parking multiple vehicle leading to attached garage with roller shutter electric door. The garage is also the location for the modern Combi boiler. Sockets and lighting. The property benefits from a generous rear garden plot with a large area of paved patio, a well maintained lawn, garden shed and greenhouse. Fencing to 3 sides providing a degree of privacy.



