



## Leechmere View, Hollycarrside, Sunderland

**£119,995**

**GREAT OPPORTUNITY**

**SOME UPDATING REQUIRED**

**DRIVEWAY**

**3 BEDROOM SEMI-DETACHED HOME**

**EPC RATING (to follow)**

**2 RECEPTION ROOMS**

**GREAT OPPORTUNITY - 3 BEDROOM SEMI-DETACHED HOME - SOME UPDATING REQUIRED - DRIVEWAY - 2 RECEPTION ROOMS - LOVELY REAR GARDEN PLOT WITH SUNNY ASPECT - OUTBUILDINGS TO SIDE WITH POTENTIAL FOR CONVERSION COMPRISING WASH-HOUSE & WC - DOUBLE WALK-IN SHOWER - NO CHAIN ...**

Good Life Homes are delighted to bring to the market an exceptional opportunity to acquire a 3 bedroom semi-detached home at entry price level for the area which would benefit from some updating. Occupied by the same family for many years, the property briefly comprises; driveway, 2 reception rooms, kitchen, outbuildings with potential for conversion, generous rear garden with sunny aspect, 3 bedrooms and bathroom. 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. Carpet flooring, radiator, carpeted stairs to first floor landing, side facing white uPVC double-glazed window, under stairs cupboard providing storage. 3 doors leading off, 2 to reception rooms and 1 to kitchen.

### RECEPTION ROOM 1 12' 10" x 9' 2" (3.91m x 2.79m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Wall mounted gas fire.

### RECEPTION ROOM 2 12' 10" x 12' 10" (3.91m x 3.91m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Wall mounted gas fire, built-in cupboard providing storage.

### KITCHEN 9' 10" x 7' 0" (2.99m x 2.13m)

Measurements taken at widest points. Laminate tile flooring, radiator, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor in a cherry wood-effect finish with contrasting laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space for electric oven, built-in cupboard which also provides space for tall fridge/freezer with electric socket. Wooden framed single-glazed window facing out to rear/side passageway. Hardwood door leading out to rear side passage.

### SIDE/REAR PASSAGE 12' 10" x 4' 2" (3.91m x 1.27m)

Providing access from the front to the rear of the property. Secure door to the front and also to the rear. Leading off the passage is a separate WC which measures approx. 7'6 x 2'6 including toilet with high level cistern and uPVC single-glazed window. Separate, there is what would originally been the coal store excellent for additional storage. Former wash house which measures 7'5 x 7'0 benefits from a stainless steel sink with coal water tap, plumbing for washing machine, electric lighting and sockets, separate fuse RCD.

### FIRST FLOOR LANDING

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



### BATHROOM 6' 5" x 6' 0" (1.95m x 1.83m)

Recently refurbished with a double walk-in shower cubicle with sliding glass doors and electric shower over, white toilet with low level cistern, white sink with single pedestal and chrome tap. Tiled flooring, chrome towel heater style radiator, built-in storage cupboard. Extractor fan. Rear facing white uPVC single-glazed window.

### BEDROOM 1 13' 5" x 9' 7" (4.09m x 2.92m)

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

### BEDROOM 2 12' 7" x 10' 7" (3.83m x 3.22m)

This is a double bedroom. Carpet flooring, radiator, front facing uPVC double-glazed window. Built-in cupboard providing storage.

### BEDROOM 3 9' 3" x 8' 9" (2.82m x 2.66m)

Measurements taken at widest points, the room is L-shaped. Carpet flooring, single radiator, front facing white uPVC double-glazed window. Built-in cupboard utilising space above the stairs, additional storage.

### EXTERNALLY

Driveway suitable for parking for at least 1 vehicle with the potential to extend further. Low maintenance front garden with slate chippings, side gate providing access to the rear lobby. White uPVC double-glazed door. The property benefits from a lovely rear garden plot with beautifully maintained lawn and perimeter fencing good degree of privacy. The garden has a sunny aspect and provides lots of potential for future scope.



