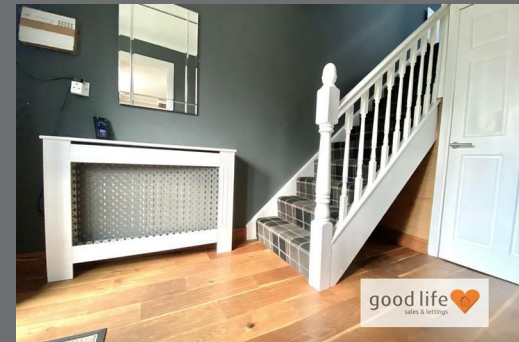


Phoenix Road
Ford Estate
Sunderland
SR4 0ED



Phoenix Road

£130,000

INTRODUCTION

VERY WELL PRESENTED 3 BED SEMI-DETACHED - STYLISH READY TO MOVE INTO INTERIOR - MODERN BATHROOM & KITCHEN WITH APPLIANCES - UPVC DG & GCH - LOVELY FLOW TO GROUND FLOOR
- DOORS OPENING ONTO REAR PATIO AND GARDEN - WELL PRESENTED LARGER REAR GARDEN WITH SUNNY ASPECT - AMPLE ON STREET PARKING TO FRONT - NO CHAIN GREAT OPPORTUNITY ...

ENTRANCE HALL

Natural wood flooring, large under stairs built-in cupboard which provides storage, radiator concealed behind cover, carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE

Natural wood flooring, decorative fire surround with built-in electric fire, large double radiator, front facing white uPVC double-glazed bow window. Double opening door frame which leads into a dining area and creates a lovely open plan feel.

DINING AREA

Continuation of the natural wood flooring, large double radiator, white uPVC double-glazed doors leading out to rear patio and beyond. The room is partially open plan to the lounge via a double opening door frame and is partially open plan to the kitchen.

KITCHEN

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window and side facing white uPVC double-glazed door. Fitted kitchen with a range of wall and floor units in a grey finish with contrasting laminate work surface, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, wall mounted combi boiler, space and plumbing for a washing machine, space for tall fridge/freezer, integrated electric oven, 4 ring gas hob, extractor fan, space for a dishwasher (the current owner may be able to leave this by separate negotiation.)

FIRST FLOOR LANDING

Radiator, side facing white uPVC double-glazed window, loft hatch, built-in cupboard providing useful storage and shelving, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Recently renovated with a white bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap, shower fed from the main combi boiler system. 2 white uPVC double-glazed windows with privacy glass, side and rear facing. The walls are finished in a tasteful uPVC cladding, the ceiling is also finished in uPVC cladding with recessed lights.

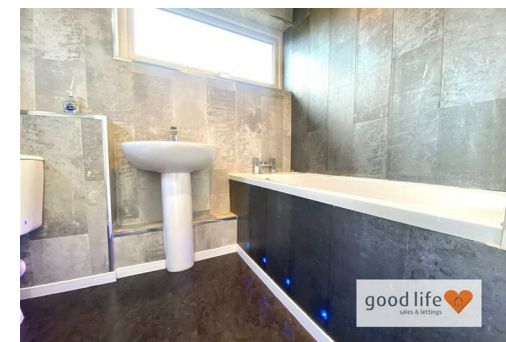
BEDROOM 1

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with lovely views. Good size double bedroom.

BEDROOM 2

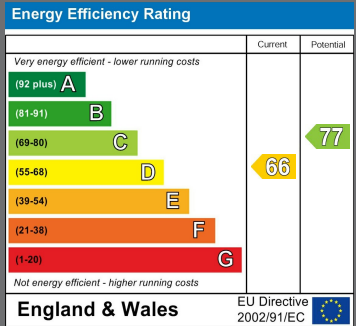
Also a double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window, 2 built-in cupboards providing useful storage and hanging space.



Local Authority
Sunderland

Council Tax Band
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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