

Southside Gardens  
South Hylton  
Sunderland  
SR4 0NP





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# Southside Gardens

## Asking Price £242,500

### INTRODUCTION

3 DOUBLE BED DETACHED HOME - LARGER PLOT SOUTH WEST FACING TO REAR - FABULOUS HIGH END RECENT FITTED KITCHEN - INTEGRATED APPLIANCES & INTEGRATED COFFEE STATION - MASTER BEDROOM WITH EN SUITE - DRIVEWAY & GARAGE - BEAUTIFUL PRESENTED READY TO MOVE INTO HOME ...

### ENTRANCE VESTIBULE

Entrance via double-glazed door. Carpet flooring, radiator, alarm key pad. Door leading off to lounge.

### LOUNGE

13'9 x 11'7

Bamboo style flooring, double radiator, front facing white uPVC double-glazed window, feature fire surround in a wood effect finish with marble hearth and back and built in electric fire. The room is partially open plan to the dining room, which is rear facing.

### DINING ROOM

12'3 x 11'3

Continuation of the bamboo style flooring from the lounge, open plan stair to first floor landing, under stairs cupboard, large double radiator, white uPVC double-glazed doors leading out to rear patio and garden. Door leading off to the kitchen.

### KITCHEN

16'5 x 8'10

Measurements taken at widest points.

Fabulous recently installed luxury style fitted kitchen in a modern flat grey finish with granite work surfaces. Inset sink with bowl and a half and Monobloc tap situated beneath a white uPVC double-glazed window which has views over rear garden. Integrated 5 ring gas hob and designer style extractor chimney both in black finish, integrated Neff electric oven, integrated fridge/freezer, pull out larder unit, built in cupboard housing a modern central heating boiler and a fabulous coffee station with granite work top inside and electric sockets allowing use of the kettle and toaster out of sight. Integrated washing machine, integrated refuse bins. Tiled flooring and radiator finish the stylish touches. Recessed lights to ceiling, external double-glazed door leading to the rear/side of the property, door leading off to WC.

### WC

6'10 x 2'10

Continuation of the tiled flooring from the kitchen, radiator, hand basin sat upon a glass and chrome stand with chrome tap, toilet with low level cistern. Recessed lights to ceiling. Feature tiled wall.

### FIRST FLOOR LANDING

Pull down ladder with convenient access to the loft which is mostly bordered and perfect for additional storage. A built in cupboard houses the hot water tank which is linked to a solar panel on the roof providing a significant quantity of hot water for the property, therefore saving on energy bills.

## MASTER BEDROOM

13'7 x 9'1

Double bedroom.

Carpet flooring, double built in wardrobes, radiator, rear facing white uPVC double-glazed window. Door leading off to en-suite.

## EN-SUITE

7'6 x 6'8

Stylish tiled flooring, which is continued to the walls, large flat panel chrome radiator. Double walk in shower cubicle with shower fed from the main hot water system comprising; fixed overhead shower and separate hand held shower, the mosaic feature provides a stylish focal point in the shower. Jack and jill sink with chrome taps built into drawer unit, illuminated mirror, rear facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling.

## BEDROOM 2

10'3 x 9'4

Also a double bedroom.

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

## BEDROOM 3

10'2 x 8'1

Also a double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. This room is used as a dressing room.

## BATHROOM

6'8 x 6'7

Beautiful quality refurbished bathroom with stylish tiling to walls and floor, p-shaped bath with glass shower screen over, shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower and separate bath taps, toilet with low level cistern, sink built into drawer unit with chrome tap. Chrome flat panel tall radiator, side facing white uPVC double-glazed window with privacy glass, recessed lights to ceiling.

## GARAGE

Manual up and over door, electric sockets and lighting.

## EXTERNALLY


Driveway parking for at least 1 vehicle and the potential to extend the driveway still further but currently there is a well manicured front garden plus additional standing to the side also given the wider than standard plot.

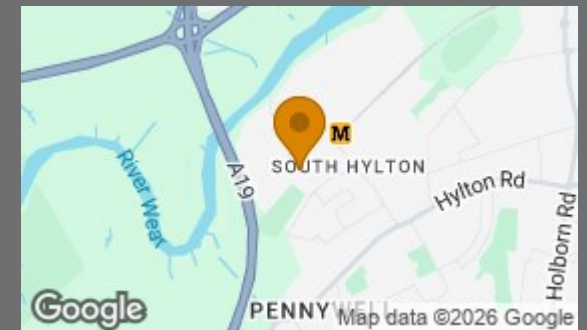
The property has a lovely rear garden plot which enjoys a sunny aspect. On the day of the photographs, the rear garden was bathed in sunshine. The secluded patio area has stylish paving and is sufficiently proportioned to accommodate outdoor furniture, a lawn extends to most of the remainder of the garden with summer house to the bottom. There is an additional decked patio area to the side and a gate providing access to space to the side of the property where the current owners have an additional garden shed and storage area.



Local Authority  
Sunderland

Council Tax Band  
C

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |



**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



## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF

## Contact

0191 565 6655

[info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

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