

Matamba Terrace
Millfield
Sunderland
SR4 7AZ



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Matamba Terrace

Offers In The Region Of £149,995

INTRODUCTION

A spacious three bedroom end link family home in Millfield, extended to the side to provide a versatile family or playroom. The ground floor also offers a generous living room, a modern recently installed kitchen and a WC, while upstairs are two double bedrooms, a single bedroom and a recently renovated bathroom. Outside, there is a small, well maintained front garden, a paved rear patio, rear driveway parking for two vehicles and a garage with a remote control roller shutter door. Additional on street parking is also available. Conveniently located close to the Metro, this is an appealing home for buyers seeking flexible family space and practical parking.

ENTRANCE HALL

A white uPVC double glazed front door opens into the entrance hall, which has laminate wood effect flooring and doors to the ground floor WC and living room.

GROUND FLOOR WC

5'7 x 2'10

Laminate wood effect flooring, radiator, low level WC and pedestal wash basin with chrome taps. Front facing white uPVC double glazed privacy window.

LOUNGE

16'7 x 13'2

A generous living room with laminate wood effect flooring, front facing white uPVC double glazed window and open plan staircase to the first floor. A door leads to the kitchen. Measurements were taken at the widest points and include the depth of the staircase.

KITCHEN

11'5 x 8'6

A modern, recently installed fitted kitchen with soft toned wall and floor units and contrasting laminate work surfaces. Stainless steel single bowl sink and drainer with Monobloc tap; space and plumbing for a washing machine; integrated NEFF dishwasher; integrated AEG electric oven; four ring gas hob, integrated extractor and stainless steel splashback. Space for a tall fridge freezer. A built in cupboard houses a recently installed Worcester Bosch combination boiler. Radiator, rear facing white uPVC double glazed window and door to the rear driveway and garden. A further doorway leads to the family room.

FAMILY ROOM/PLAY ROOM

19'3 x 7'9

A versatile extension to the original home with laminate wood effect flooring and a large double radiator. A front facing white uPVC double glazed window and rear facing white uPVC double glazed patio doors opening onto the paved patio.

FIRST FLOOR LANDING

Side facing white uPVC double glazed window and doors to three bedrooms and the bathroom.

BEDROOM 1

11'7 x 9'4

A good sized double bedroom with carpet, radiator and rear facing white uPVC double glazed window.

BEDROOM 2

13'3 x 9'3

A good sized double bedroom with carpet, radiator and front facing white uPVC double glazed window.

BEDROOM 3

8'1 x 7'0

A good sized single bedroom with carpet, radiator and front facing white uPVC double glazed window.

BATHROOM

6'8 x 7'0

Recently renovated with slate effect vinyl flooring, tile effect wall cladding, recessed ceiling lights, extractor fan and black ladder style radiator. White suite comprising a low level WC, vanity wash basin with black tap and P-shaped bath with glass shower screen, black tap, fixed overhead shower and separate handheld shower. Rear facing white uPVC double glazed privacy window.

EXTERNALLY

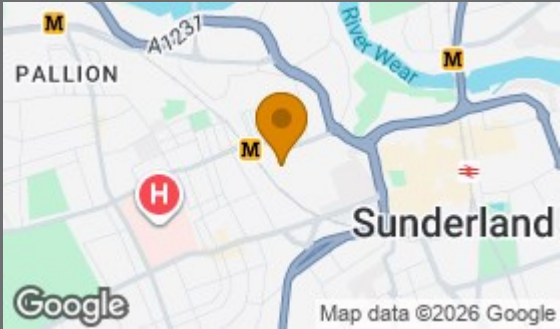
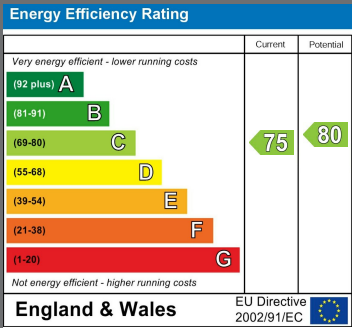
Small, well maintained front garden.

To the rear, a wrought iron gate opens onto a block paved driveway with parking for at least one vehicle, plus an additional parking space to the side. There is also additional on street parking. A paved patio is accessed from the family room. The garage is accessed directly from the rear driveway and has a remote control roller shutter door.



Local Authority
Sunderland

Council Tax Band
B



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@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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