

Ludlow Road  
Tunstall  
Sunderland  
SR2 9HH



good life sales & lettings

# Ludlow Road

£220,000

## INTRODUCTION

EXTENDED 3 BEDROOM SEMI-DETACHED HOME - EXTENDED GARAGE & KITCHEN - SUPERB SOUGHT AFTER LOCATION - DRIVEWAY & GARAGE - WELL LANDSCAPED GARDENS TO REAR - WELL PRESENTED THROUGHOUT ...

## ENTRANCE HALL

Carpet flooring, radiator, white uPVC double-glazed windows with privacy glass either side of the entrance door, carpeted stairs to first floor landing, under stairs cupboard. 3 doors leading off, 1 to reception room 1, 1 to reception room 2, 1 to kitchen/dining room.

## RECEPTION ROOM 1

Carpet flooring, front facing white uPVC double-glazed bay window, radiator, feature stone fire place with matching shelving either side of the chimney breast, additional radiator.

## RECEPTION ROOM 2

Measurements taken into alcove and into bay.

Carpet flooring, 2 radiators, white uPVC double-glazed bay window with lovely views over rear garden. This is also a good size reception room.

## KITCHEN/DINING ROOM

Part of an extension to the original property. Laminate wood-effect flooring, radiator, built-in cupboard with electric point and shelving (the current owner has a washing machine installed in here,) 2 white uPVC double-glazed windows, side and rear facing, with lovely views over the garden, and white uPVC double-glazed door also leading out to rear garden. Fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space and plumbing for a gas cooker, floor mounted central heating boiler.

## FIRST FLOOR LANDING

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

## BEDROOM 1

Measurements do not include depth of fitted wardrobes.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Extensive fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a good size double bedroom.

Local Authority

Council Tax Band C

EPC Rating



## Contact

0191 565 6655

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

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