

Durham Road
East Herrington
Sunderland
SR3 3NQ





good life 
sales & lettings



Durham Road

Offers In The Region Of £330,000

INTRODUCTION

IMPRESSIVE EAST HERRINGTON HOME ON PROMINENT SITE - BEAUTIFULLY & THOUGHTFULLY EXTENDED TO REAR - 3 BEDROOMS / 2 FABULOUS BATHROOMS - GORGEOUS KITCHEN FLOWING INTO DINING / REAR LOUNGE AREA - 2 SETS OF DOORS LEADING OUT TO PATIO/GARDEN - MULTI CAR DRIVEWAY + GARAGE WITH REMOTE DOOR - LARGE REAR GARDEN PLOT WITH SUNNY ASPECT - QUALITY UPGRADES THROUGHOUT ...

ENTRANCE PORCH

Entrance via uPVC double-glazed door. Tiled flooring, single glazed leaded stained glass windows either side of the door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, double radiator, carpeted stairs to first floor landing, stylish staircase and spindles, under stairs cupboard providing storage. 2 doors leading to reception rooms.

RECEPTION ROOM 1

15'2" x 12'6"

Measurements taken at widest points and into alcove.

Carpet flooring, radiator positioned beneath uPVC double-glazed bay window, stylish fireplace in a quartz finish with matching hearth and back and built in coal effect gas fire. Door leading off to entrance hall, double doors leading through to second reception room.

RECEPTION ROOM 2

12'6" x 12'5"

Flowing naturally from the first reception room via double doors and access door from the entrance hall.

Carpet flooring, quality quartz fireplace with matching hearth and back and built in coal effect gas fire, large radiator providing additional heat to the room. Open plan to the family dining room extension.

FAMILY ROOM

11'0" x 10'10"

A lovely family room extension with 2 wooden framed double-glazed roof windows allowing extra light to stream into the space, white uPVC double-glazed bay window to the extension with double doors leading out and with views of the patio and garden beyond. The family room is open plan to a fabulous dining kitchen.

DINING KITCHEN

22'7" x 8'4"

Very impressive additional extension with natural wood flooring, quality kitchen with a range of wall and floor units in a shaker style with laminate wood-effect work surfaces. Range style oven with 7 ring gas hob, multiple ovens and matching extractor, ceramic sink, under bench freezer, recessed lights to ceiling. The dining area comprises ample space for a substantial dining table and chairs, radiator, white uPVC double-glazed doors which provide views and access to the patio and garden beyond. This is a stunning space which would undoubtedly be the heart of the home. Partially-glazed door leading off to utility room and ground floor shower room.

UTILITY ROOM

14'0 x 5'10

Tiled flooring, radiator, GRP double-glazed door leading out to rear patio and garden. Range of wall and floor units in a cream finish with wood-effect laminate work surface, space and plumbing for a washing machine and dryer, space for tall fridge/freezer, space for dishwasher, quartz style sink with single bowl, single drainer and flexible Monobloc tap, side facing white uPVC double-glazed window allowing lots of light into the space. Door leading off to double shower room.

SHOWER ROOM

7'9 x 5'9

Beautifully finished with stylish tile choices to the floor and wall, recessed lights to ceiling. Full double shower room in a wet room style with shower fed from the main hot water system, fixed glass shower screen over, WC with concealed cistern and push button flush, sink built into fitted unit with chrome tap. Chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling, extractor fan.

FIRST FLOOR LANDING

White uPVC double-glazed window with leaded stained glass designed to match the original glass at the front of the entrance porch, beautiful staircase with turned spindles, loft hatch with ladder access, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

8'10 x 8'4

Lovely large substantial bathroom, beautifully finished with tiled flooring. Wet room style walk in double shower with shower fed from the main hot water system and stylish glass curved shower screen, separate bath with tiled panels, and chrome tap, toilet with concealed cistern and push button flush built into fitted unit with matching sink and chrome tap, quartz work tops. Tall chrome towel heater style radiator, 2 side facing white uPVC double-glazed windows with privacy glass allowing light into the space, recessed lights to the ceiling.

BEDROOM 1

15'6 x 10'7

Large double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Extensive fitted wardrobes to 2 walls providing a good degree of storage and hanging space with matching dressing table and drawers.

BEDROOM 2

15'2 x 12'6

Another large double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed bay window with lovely views over the garden and neighbouring gardens. Extensive fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

BEDROOM 3

8'9 x 6'5

Good size single bedroom currently used as a home office.

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

ATTACHED GARAGE

18'4 x 8'3

Measurements taken at widest points.

Electric roller shutter garage door, electric sockets and lighting. GRP side door leading to the side of the property.

EXTERNALLY

Dropped kerb from the main road onto a block paved driveway which would be suitable for parking around 4 vehicles leading to attached garage. Access down the side to the rear.

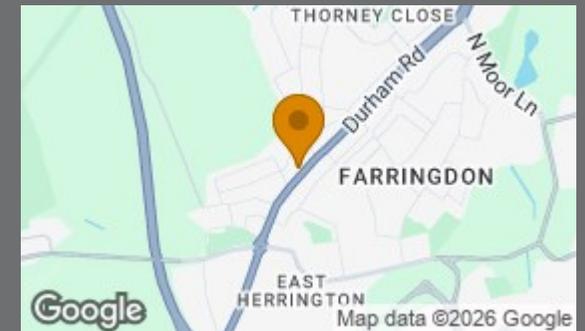
The block paving extends to the rear garden, beautifully stylish quality paved patio with 2 steps leading onto a lawn with slate chipping borders, mature shrubs and 2 steps leading onto a further area of lawn. The rear garden enjoys a sunny aspect and is a lovely feature of the property. The property enjoys a generous garden plot. External sockets.



Local Authority
Sunderland

Council Tax Band
D

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



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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