

Lambourne Road
Tunstall
Sunderland
SR2 9BX



Lambourne Road

£264,000

INTRODUCTION

VERY SOUGHT AFTER LOCATION - 3 BEDROOM SEMI-DETACHED HOME ON LARGE CORNER/SIDE GARDEN PLOT - MODERN BATHROOM & KITCHEN - DRIVEWAY & GARAGE - EXTENSIVE GARDENS TO REAR & SIDE WITH AMPLE SPACE FOR FUTURE EXTENSION.

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Vinyl wood-effect flooring, front facing white uPVC double-glazed window, white uPVC double-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, carpeted stairs first floor landing, door leading off to downstairs WC, door leading off to lounge, door leading off to kitchen.

DOWNSTAIRS WC

Vinyl tile-effect flooring, single-glazed circular window with privacy glass, white toilet with low level cistern, white hand basin with chrome taps.

LOUNGE

Measurements taken at widest point and into alcove.

Carpet flooring, front facing white uPVC double-glazed bow window. Feature fire surround in a quartz style finish with built-in electric fire. The lounge is mostly open plan to the dining room.

DINING ROOM

Carpet flooring, radiator, white uPVC double-glazed patio doors leading out to rear raised decked patio.

KITCHEN

Vinyl wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views over the garden. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with wood-effect laminate work surfaces, 5 ring gas hob with large oven beneath, feature extractor chimney and matching stainless steel splash back, built-in cupboard housing modern Combi boiler, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, door leading off to utility room.

UTILITY ROOM

Vinyl wood-effect flooring, radiator, white uPVC double-glazed window and white uPVC double-glazed door also leading out the rear. Space for tall fridge/freezer, space and plumbing for a washing machine, integral door leading into the garage.

FIRST FLOOR LANDING

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

BEDROOM 1

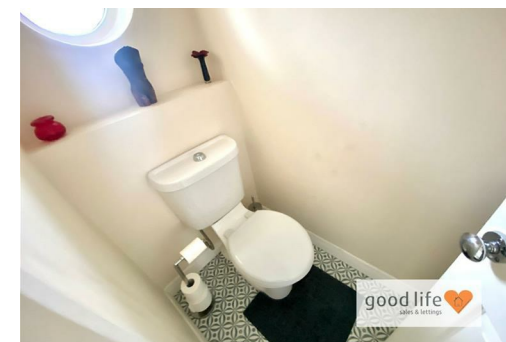
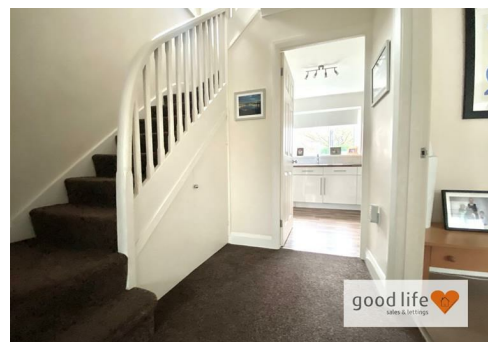
Carpet flooring, double radiator, 2 front facing white uPVC double-glazed windows. This is a large double bedroom.

BEDROOM 3

Carpet flooring, double radiator, front facing white uPVC double-glazed window. This is a good size single bedroom.

BEDROOM 2

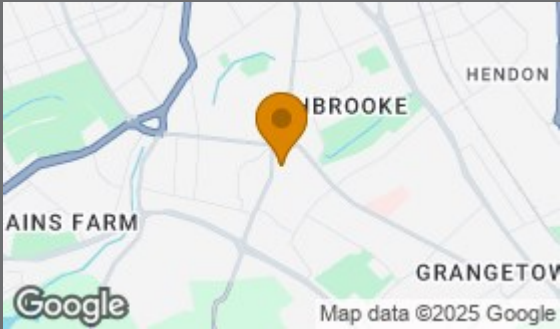
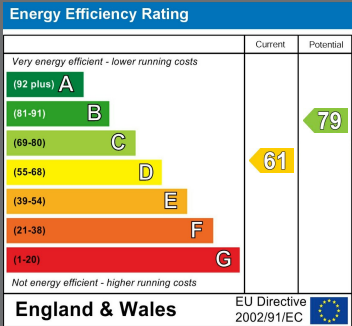
Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is a large double bedroom.



Local Authority

Council Tax Band

D



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

good life 
sales & lettings