

Marcross Drive  
Moorside  
Sunderland  
SR3 2QF





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sales & lettings



## Marcross Drive

# Offers In The Region Of £250,000

### INTRODUCTION

RARE - GREATLY EXTENDED 4 BED SEMI - POTENTIAL 5th BED OR OFFICE ON GROUND FLOOR - SEPARATE FAMILY ROOM EXTENSION TO REAR - CLOSE TO BENEDICT BISCOPT SCHOOL - GREAT COMMUTER LOCATION - 3 CAR DRIVEWAY - SOUTH EAST FACING REAR GARDEN PLOT - LARGE FAMILY HOME - NO CHAIN - AVAILABLE FOR QUICK COMPLETION IF REQUIRED ...

### ENTRANCE PORCH

Entrance via GRP door. Carpet flooring, radiator, partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Natural wood flooring, radiator, under stairs cupboard, 4 doors leading off, 1 to WC, 1 to bedroom 5 or home office, 1 to lounge and 1 to dining kitchen.

### WC

3'0 x 2'4

Natural wood flooring, radiator, hand basin with chrome tap, toilet with low level cistern.

### HOME OFFICE OR GROUND FLOOR 5TH BEDROOM

11'10 x 8'10

Carpet flooring, radiator, side facing white uPVC double-glazed window, recessed lights to ceiling, electric sockets. Converted from part of what would have originally been the garage, accessed directly from the entrance hall. This is a terrific versatile room which could either operate as a play room, hobby room or TV room or indeed a fabulous home office space.

### LOUNGE

13'9 x 11'0

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bow window. Fire surround in a painted finish with matching hearth and built in electric fire.

### DINING KITCHEN

17'8 x 10'3

A large dining kitchen with natural wood flooring, double radiator, white uPVC double-glazed window facing out to family room. Fitted kitchen with a range of wall and floor units in a cream finish with natural wood work surfaces, stainless steel sink with bowl and a half, single drainer and matching monobloc tap. Space for an American style fridge/freezer, space for separate cooker. Ample space for table and chairs, door leading off to family room, door leading off to separate utility.

### SEPERATE UTILITY

8'2 x 8'1

Natural wood flooring, utility cupboard space with laminate work surface, space beneath for washing machine and dryer, wall mounted combi boiler, rear facing white uPVC double-glazed window with views over garden.

## FAMILY ROOM

16'5 x 8'7

Carpet flooring, radiator, 2 side facing and rear facing white uPVC double-glazed window with uPVC double-glazed patio doors providing views of and leading out to the rear garden and patio. Recessed lights to the ceiling. This is a lovely room positioned to take full advantage of the south east facing rear garden.

## FIRST FLOOR LANDING

5 doors leading off, 4 to bedrooms and 1 to bathroom.

## BEDROOM 1

16'10 x 8'10

Part of an extension to the original property providing a large principal bedroom with an open plan dressing room leading off which also has the potential to turn into an en-suite should someone require it. Front facing white uPVC double-glazed window, large radiator, rear facing white uPVC double-glazed window.

## BEDROOM 2

12'0 x 10'0

Large double which would have formally been the principal bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window.

## BEDROOM 3

11'6 x 10'4

Also a good size double bedroom.

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

## BEDROOM 4

9'0 x 7'8

Some restricted floor space due to the bulkhead of the stairs but offering a comfortable single bedroom space.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in single cabin bed with access ladders.

## BATHROOM

8'7 x 5'4

Vinyl flooring, flat panel style radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising, toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap, generous corner shower cubicle with shower fed from the main hot water system comprising fixed overhead shower and sperate hand held shower, bath with chrome tap and showerhead attachment. Tiling around the bath area with mirrors above. Recessed lights to ceiling.

## GARAGE

Some restricted space but providing ample storage.

## EXTERNALLY

Large 3 car block paved driveway to the front with further low maintenance area of garden with artificial grass and gravel offering the potential to extend the driveway further leading to a garage.

The rear garden is low maintenance with paved and decked patio, large area of artificial grass. The garden enjoys a sunny south eastern aspect.



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>		
England & Wales		
EU Directive 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



## Contact

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## Good Life Homes - Sales

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