

Highside Drive  
Humbledon  
Sunderland  
SR3 1UW



# Highside Drive

£220,000

## INTRODUCTION

LARGER STYLE 3 BEDROOM SEMI-DETACHED - LOVELY LOCATION WITHIN DEVELOPMENT - IMMACULATELY PRESENTED INTERNALLY - EXTENSIVE GARAGE WITH INTEGRAL DOOR INTO KITCHEN - IMPRESSIVE OPEN PLAN KITCHEN / DINING ROOM - READY TO MOVE INTO - PRIVATE REAR GARDEN...

## ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, meter cupboard, radiator, under stairs cupboard. Door leading off to kitchen, door leading off to lounge.

## LOUNGE

Lovely large spacious lounge.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Attractive feature fire surround in a wood-effect finish with quartz heath and built in coal effect fire. Very stylish sliding doors allowing the room to flow seamlessly into the dining/kitchen to the rear.

## DINING KITCHEN

Natural oak flooring, white uPVC double-glazed sliding doors leading out to rear garden, integral door leading to the garage, sliding doors leading into the lounge, door leading off to entrance hall. Very well designed fitted kitchen with a range of wall and floor units with integrated electric oven, 4 ring gas hob, glass splash back with AEG feature extractor hood, integrated microwave, space and plumbing for a dishwasher, under bench fridge, under bench freezer, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Radiator concealed behind cover, further built in larder cupboard providing storage. Natural area for dining table and chairs.

## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with privacy glass, double radiator, loft access with pull down ladders. The loft has a raised floor and the property has also been rewired in recent years. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BATHROOM

White bathroom suite comprising of; toilet with low level cistern, sink built into vanity unit with chrome tap, p-shaped bath with curved glass shower screen and shower fed from the main combi boiler system with separate shower taps, 2 rear facing white uPVC double-glazed windows. Stylish tiles to the walls and panelling.

## BEDROOM 1

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

## BEDROOM 3

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

## BEDROOM 2

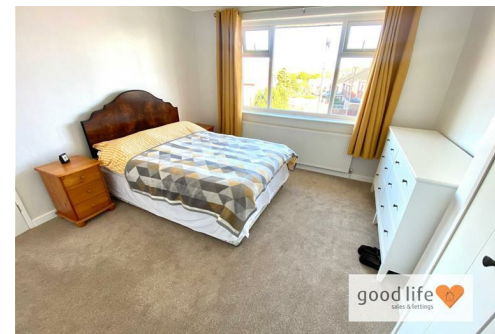
Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built in fitted wardrobes with sliding doors providing good degree of storage and hanging space.

## GARAGE

Very well maintained.


Painted flooring, electric socket and lighting, electric roller shutter garage door providing comfortable vehicle access. An area at the back of the garage has been set up as a bit of a work shop, uPVC double-glazed door leading out, wall mounted combi boiler provides heat and hot water to the property. Integral door leading into the kitchen.

## EXTERNALLY



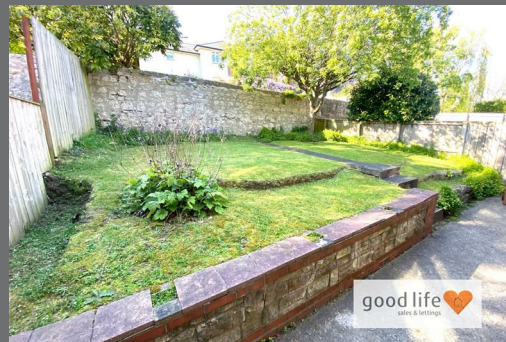
Local Authority  
Sunderland

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>		
<b>England &amp; Wales</b>	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

0191 565 6655

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

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

## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF

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