

Lumley Street
Millfield
Sunderland
SR4 7DZ



good life
sales & lettings



Lumley Street

£115,000

INTRODUCTION

WELL PRESENTED SPACIOUS 3 BEDROOM MID TERRACE HOME WITH NO ONWARD CHAIN - 2 RECEPTION ROOMS TO GROUND FLOOR - MODERN KITCHEN & BATHROOM - PLEASANT REAR COURTYARD PARTLY ENCLOSED WITH GARAGE DOOR ACCESS- POTENTIAL TO CREATE A 4TH BEDROOM ON GROUND FLOOR UTILISING FRONT RECEPTION IF REQUIRED - CLOSE TO CHESTER ROAD SHOPPING, HOSPITAL & UNIVERSITY...

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, built-in cupboard housing the electric fuse box and electric meter. Partially-glazed door leading to lounge.

LOUNGE

A lovely large room, laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Feature fire with a wood-effect surround, stone-effect hearth and back and built-in coal-effect gas fire, additional single radiator. Partially-glazed door leading to reception room 2.

RECEPTION ROOM 2

A lovely large reception room with laminate wood-effect flooring, single and double radiator, 2 white uPVC double-glazed windows with views over courtyard. Feature fire place with stone-effect hearth. Open plan staircase leading to the first floor with under stairs storage. Partially-glazed door leading off to the kitchen.

KITCHEN

Laminate wood-effect flooring, white uPVC double-glazed window facing out on to rear courtyard. Fitted kitchen with an extensive range of wall and floor units in a cherry wood-effect finish with contrasting laminate wood-effect work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for washing machine, integrated electric oven, 4 ring gas hob and feature extractor chimney, integrated double fridge/freezer. Partially-glazed door leading off to rear lobby.

REAR LOBBY

Tiled flooring, white uPVC double-glazed door leading out to rear courtyard, large built-in cupboard proving useful storage and which is also the location of the Combi boiler. Partially-glazed door leading off to bathroom.

BATHROOM

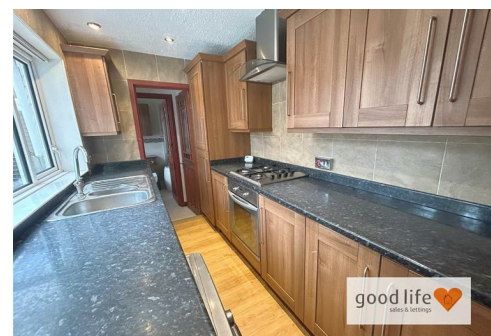
Renovated and stylish with floor and wall tiles and tasteful mosaic border. Toilet with enclosed cistern and push button flush. P-shaped bath with curved glass shower screen and chrome taps and separate shower fed from the main Combi boiler comprising; fixed overhead shower and separate hand held shower. Wall mounted sink with chrome tap. chrome designer style radiator, white uPVC double-glazed window with privacy glass looks out onto rear courtyard, recessed LED lights to the ceiling.

FIRST FLOOR LANDING

3 doors leading off to bedrooms.

BEDROOM 1

A lovely large room with full height ceiling by virtue of the front dormer window with laminate wood-effect flooring, white uPVC double-glazed window, single radiator. Ample space for double bed and wardrobes. This is a lovely room.

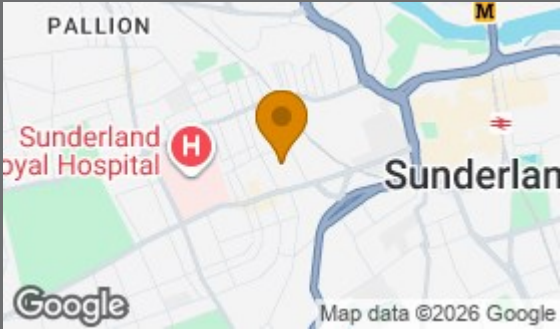


Local Authority

Council Tax Band

A

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		
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



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