

Greenchapel Way

Potters Hill  
Sunderland  
SR3 2GD





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## Greenchapel Way

# Offers In The Region Of £345,000

### INTRODUCTION

IMPRESSIVE 4 DOUBLE BED DETACHED HOME - 2 EN SUITE BEDROOMS - GORGEOUS OPEN PLAN REAR WITH DOORS ONTO PATIO- REAR GARDEN FULLY LANDSCAPED - GARDEN ROOM - SUPERB KITCHEN & INTEGRATED APPLIANCES - LOUNGE WITH EXTENSIVE MEDIA WALL - LARGER THAN STANDARD GARAGE WITH INTEGRAL DOOR - BEAUTIFUL MODERN HOME ...

### ENTRANCE HALL

Porcelain tile flooring, radiator, carpeted stairs to first floor, door leading off to lounge, door leading off to integral garage, door leading off to WC, door leading off to kitchen/dining room.

### LOUNGE

21'6 x 10'6

Lovely size lounge.

Carpet flooring, 2 radiators, white uPVC double-glazed walk-in bay window, media wall covering the full length of one wall with space for flat screen TV and built-in electric fire.

### WC

5'0 x 3'0

Continuation of the porcelain tile flooring from entrance hall, radiator, hand basin with chrome tap, toilet with low level cistern, built-in mirror sat above stylish tile choices. Extractor fan.

### DINING KITCHEN

21'9 x 9'10

A lovely open plan space running across with width of the property with porcelain tile flooring, white uPVC double-glazed window overlooking patio and garden, white uPVC double-glazed door leading to patio and garden, 2 radiators, door leading to separate utility. Stylish fitted kitchen with a range of wall and floor units in a grey finish with complementary laminate work surfaces, built-in glass inserts between the units. Integrated double oven, integrated microwave, integrated fridge/freezer, integrated dishwasher. Ample space for table and chairs. Recessed lights to the ceiling.

### UTILITY ROOM

6'3 x 5'10

Continuation of the porcelain tile flooring, fitted unit with laminate work bench above matching the kitchen, space either side for a washing machine and dryer, large built-in cupboard, GRP double-glazed door leading out to rear garden and patio.

### FIRST FLOOR LANDING

Built-in cupboard providing useful storage, radiator, 5 doors leading off, 4 to bedrooms and 1 to bathroom.

### BATHROOM

6'7 x 6'2

Tiled flooring, toilet with low level cistern, wall mounted sink with chrome tap, bath with panel, chrome tap. Built-in mirror above to one wall, extractor fan, rear facing white uPVC double-glazed window, chrome towel heater style radiator.

### BEDROOM 1

17'10 x 10'9

Lovely double bedroom.

Carpet flooring, walk-in bay window with gorgeous elevated views including some views out to sea in the distant, radiator. Fitted wardrobe with mirrored doors providing a good degree of storage and hanging space, door leading off to en-suite.

### EN-SUITE

7'4 x 4'7

Tiled flooring, wall mounted sink with chrome tap, double shower cubicle with sliding glass doors and shower fed main hot water system including fixed overhead shower and separate hand held shower. Extractor fan, side facing white uPVC double-glazed window. Stylish tile choices including textured tiled to the feature shower wall.

### BEDROOM 2

15'9 x 10'4

Another lovely large double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window with gorgeous elevated views including some views out to sea in the distant. Built-in cupboard providing useful storage. Door leading off to en-suite.

### EN-SUITE

10'1 x 5'10

Tiled flooring, radiator, single shower cubicle with shower fed from the main hot water system, toilet with low level cistern, wall mounted hand basin with chrome tap. Side facing white uPVC double-glazed window with privacy glass.

### BEDROOM 3

10'9 x 9'1

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes with sliding doors. This is a double bedroom.

### BEDROOM 4

10'0 x 9'9

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

### INTEGRAL GARAGE

19'3 x 9'9

Much larger than standard single with manual up and over garage door, electric sockets and lighting, also location of the combi boiler and integral door leading directly into the entrance hall.

### EXTERNALLY

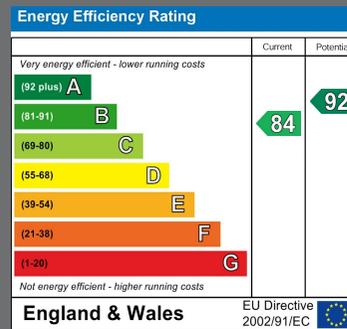
Double block paved driveway leading to integral garage. Open porch with GRP double-glazed door leading into entrance hall.

The property has had the rear garden completely landscaped and enjoys a south and west facing aspect which means it benefits from sunshine for the majority of the day, weather permitting. Stylish paving immediately adjacent to the double doors leading from the dining kitchen with artificial lawn and bespoke garden room to the rear with pergola. Ample patio space for a table and chairs, access down the side of the property to the front.



Local Authority  
Sunderland

Council Tax Band  
E



**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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