

Briardene Close  
Long Meadows, East  
Herrington  
Sunderland



# Briardene Close

£220,000

## INTRODUCTION

3 BEDROOM SEMI-DETACHED BUNGALOW - COMPLETE ONE-LEVEL LIVING - LONG MULTI-CAR DRIVEWAY - GENEROUS SINGLE GARGE WITH INTEGRAL DOOR FROM KITCHEN - FLEXIBLE 3RD BEDROOM OR DINING ROOM - REAR FACING LOUNGE WITH DOORS TO GARDEN - VERY WELL MAINTAINED FRONT & REAR GARDENS - QUIET LOCATION WITHIN SOUGHT-AFTER DEVELOPMENT - SUNNY ASPECT TO REAR & NO CHAIN ...

## ENTRANCE HALL

Entrance via double-glazed aluminium door. Carpet flooring, radiator, loft hatch, 6 doors leading off, 1 to kitchen, 1 to bathroom, 1 to lounge and 3 to bedrooms.

## LOUNGE

Lovely size lounge.

Carpet flooring, double radiator, white uPVC double-glazed sliding doors leading out to rear patio and offering lovely views over the rear garden. Feature fire which is coal effect gas.

## BATHROOM

Carpet flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. Quadrant shower with sliding glass doors and electric shower, toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap. The walls are finished in as stylish ceramic tile with uPVC cladding to the ceiling, recessed lights and extractor light.

## BEDROOM 1

Measurements do not include depth of fitted wardrobes.

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views over the garden. Fitted wardrobes with sliding mirrored doors providing a good degree of storage and hanging space. This is a good size double bedroom.

## BEDROOM 2

Also a double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobes providing a good degree of storage and hanging space.

## KITCHEN

Situated to the rear of the property with uPVC double-glazed window offering lovely views over the garden. Fitted kitchen with a range of wall and floor units and complementary laminate work surface, stainless steel sink with single bowl, single drainer and Monobloc tap. Freestanding oven with 4 ring gas hob and feature extractor chimney, space and plumbing for a washing machine and dryer, under bench space for a fridge. Wall mounted combi boiler which was serviced in April. Double radiator, integral door leading to garage.

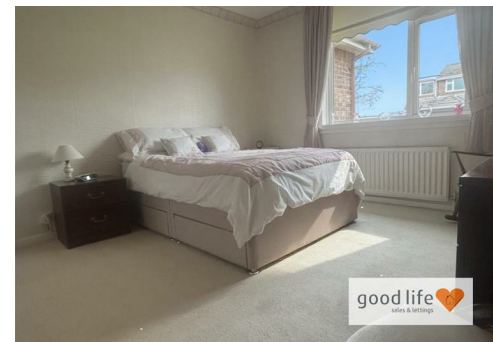
## BEDROOM 3

Carpet flooring, double radiator, side facing white uPVC double-glazed window. This is large enough to accommodate a double bed, and the current owners used this as a formal dining room.

## GARAGE

Lovely size garage offering the potential to extend also in the future with uPVC double-glazed access door directly into the garden. Electric sockets and lighting with remote control roller shutter garage door and integral door directly back into the kitchen.

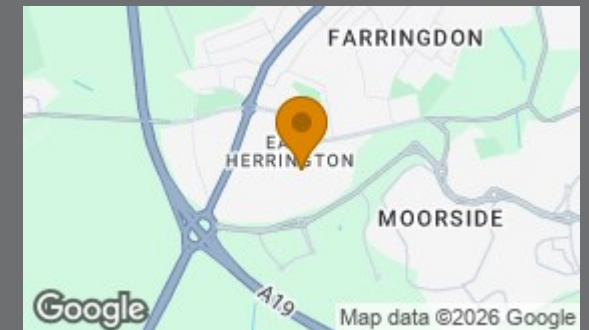
## EXTERNALLY



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> <small>EU Directive 2002/91/EC</small> 		



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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