

Maling Park
South Hylton
Sunderland
SR4 0JB







Maling Park

Asking Price £290,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this attractively priced, modernised five-bedroom detached home, occupying a position at the head of a cul-de-sac in South Hylton. With extensive front gardens, a long block-paved driveway and flexible family accommodation, this is a home with plenty to offer both inside and out.

ENTRANCE HALL

GRP double-glazed entrance door. Laminate wood-effect flooring, white uPVC double-glazed side-facing window and radiator. Carpeted stairs lead to the first floor landing, with doors to the lounge and ground floor WC.

GROUND FLOOR WC

5'6 x 2'9

Stylishly updated with tiled flooring and uPVC cladding to half height. Hand basin with chrome tap, WC with concealed cistern and push-button flush, chrome ladder-style radiator and built-in mirror to one wall. White uPVC double-glazed front facing window with privacy glass and recessed ceiling lighting.

LOUNGE

14'5 x 14'2

A good-sized lounge with space for a range of furniture arrangements. Laminate wood-effect flooring, radiator and white uPVC double-glazed front facing window overlooking the landscaped gardens. Part-glazed door to the entrance hall, double part-glazed doors to the dining kitchen and a further single doorway to the kitchen area.

DINING KITCHEN

26'5 x 9'3

Stretching across the full width of the house to the rear, this impressive room has laminate wood-effect flooring continued from the hall and lounge, a double radiator and a vertical designer-style radiator. The fitted kitchen comprises white high gloss wall and floor units, with a breakfast bar return suitable for three stools and ample additional space for a formal dining table and chairs.

White resin-style sink with flexible Monobloc tap, four-ring ceramic hob, integrated electric oven with microwave above, integrated fridge freezer, washing machine and dishwasher. Two white uPVC double-glazed windows overlook the rear garden, with matching double-glazed doors opening onto the patio. Built-in storage cupboard and open double doorway to the second reception room.

SECOND RECEPTION ROOM

15'0 x 7'6

Professionally converted from the former garage and currently used as a family and TV room. Carpet flooring, radiator and white uPVC double-glazed front-facing window overlooking the garden. Media-style wall with acoustic panelling. Built-in cupboard houses a modern Worcester Bosch combi boiler and provides useful storage. Direct open access to the dining kitchen.

LANDING

Carpeted stairs from the entrance hall. Loft access hatch and six doors leading to the five bedrooms and family bathroom.

BEDROOM 1

11'9 x 10'1

A good-sized principal double bedroom with carpet flooring, two radiators and white uPVC double-glazed windows to the rear and side. Professionally fitted wardrobes to one wall provide storage and hanging space. The former en suite was removed to create additional fitted wardrobe space; there may be scope to reinstate an en suite, subject to the necessary checks and works.

BEDROOM 2

9'10 x 9'8

A good-sized double bedroom with carpet flooring, radiator and two white uPVC double-glazed front-facing windows.

BEDROOM 3

13'7 x 7'7

A double bedroom with carpet flooring, radiator, white uPVC double-glazed front-facing window and built-in storage cupboard.

BEDROOM 4

7'7 x 5'9

A single bedroom with carpet flooring, radiator and white uPVC double-glazed rear-facing window.

BEDROOM 5

7'10 x 6'9

A single bedroom with carpet flooring, radiator and white uPVC double-glazed front-facing window.

FAMILY BATHROOM

7'3 x 6'0

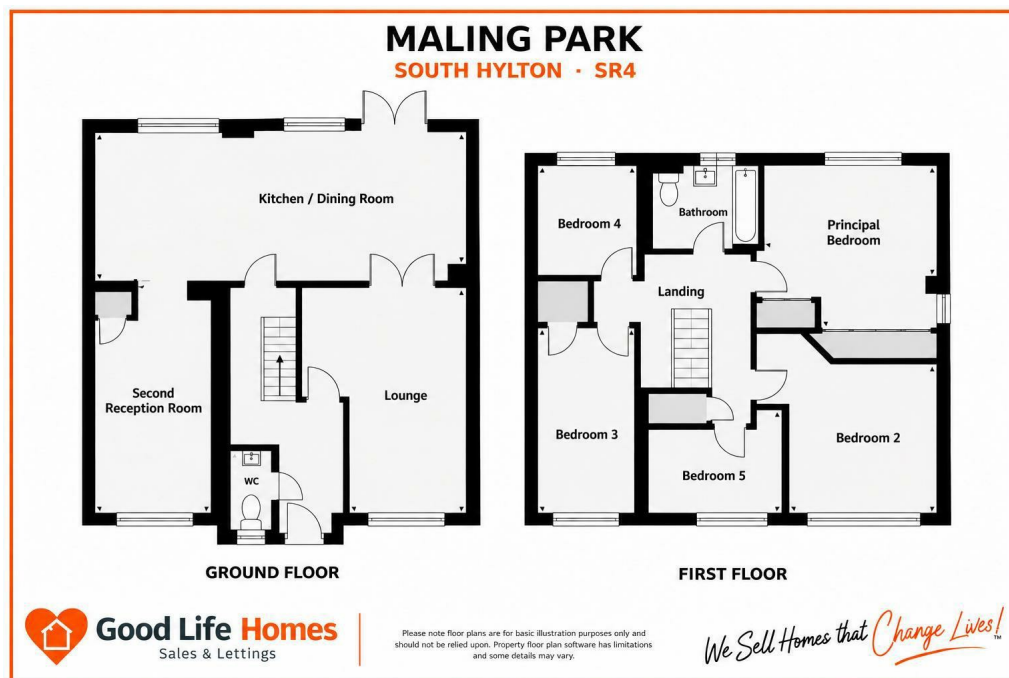
Vinyl tile-effect flooring, chrome ladder-style radiator and white uPVC double-glazed rear-facing window with privacy glass. Fitted suite comprising wash basin with chrome tap, WC with concealed cistern and push-button flush within a storage unit, and panelled bath with chrome tap. Shower fed from the combi boiler, with fixed overhead and separate handheld shower heads. uPVC cladding around the bath area.

EXTERNALLY

Front Garden and Driveway - Extensive front gardens with a large corner and front lawn and patio area. A long block-paved driveway provides parking for multiple vehicles. Access along both sides of the property leads to the rear.

Rear Garden - An extensive paved patio immediately adjoins the house, with steps up to a raised lawn and a bark-chipped play area. Fencing to three sides encloses this family-orientated garden.



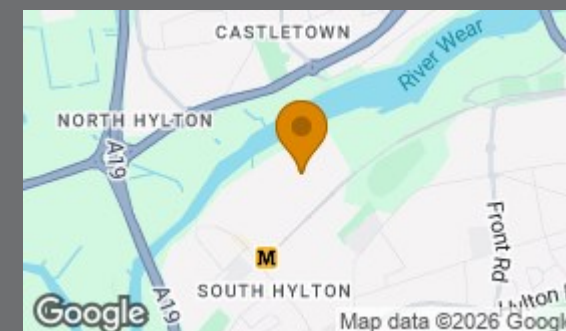
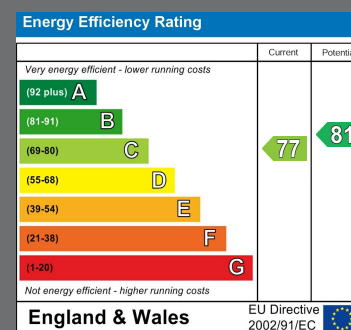


Local Authority

Sunderland

Council Tax Band

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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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