

Magdalene Place

Millfield
Sunderland
SR4 6LW



Magdalene Place

£142,500

INTRODUCTION

3 BEDROOM MID LINK HOME - MODERNISED & WELL PRESENTED - LONG RECENT RESIN DRIVEWAY TO FRONT - ELECTRICS & GAS BOILER UP TO DATE - UPVC DOUBLE GLAZING - LARGE FITTED WARDROBES TO 2 MAIN BEDROOMS - LOW MAINTENANCE REAR GARDEN - GENEROUS DINING KITCHEN - NO CHAIN AVAILABLE FOR QUICKER SALE ...

ENTRANCE HALL

Steps leading to GRP double-glazed door. Laminate wood-effect flooring, carpeted stairs to first floor landing, built in cupboard housing the gas meter, electric meter and recently updated electrical consumer unit. Door leading off to lounge.

LOUNGE

Laminate wood-effect flooring, double radiator, white uPVC double-glazed bow window with pleasant views, feature fire surround in a resin finish with matching hearth and built in coal effect electric fire. Partially-glazed door leading to dining kitchen.

DINING KITCHEN

Lovely large size room with tiled flooring, double radiator, rear facing white uPVC double-glazed window with views over garden and white uPVC double-glazed door leading out to rear garden, large built in cupboard and wall mounted Worcester Bosch combi boiler. Fitted kitchen with a range of wall and floor units in a white finish with laminate work surfaces, integrated electric oven, 4 ring gas hob and integrated extractor, space for tall fridge/freezer, space and plumbing for a washing machine, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Lots of space for a large dining table and chairs.

FIRST FLOOR LANDING

Loft hatch, 4 doors leading off 3 to bedrooms and 1 to bathroom.

BATHROOM

Laminate wood-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps with showerhead attachment. The walls and ceiling are completely finished in a uPVC cladding.

BEDROOM 1

Double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Extensive fitted wardrobes with a good degree of storage and hanging space with matching bedside cabinets.

BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window, built in cupboard providing additional storage. This is large enough for a single bed or would make a good home office or study.

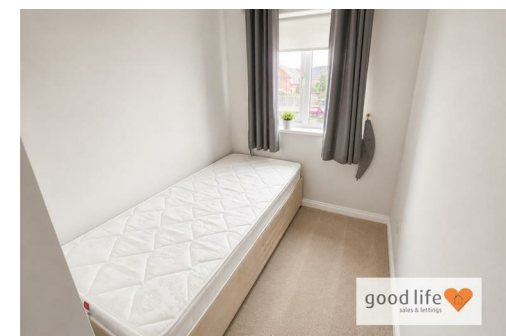
BEDROOM 2

Measurements do not include depth of fitted wardrobes.

Double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window. Extensive fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

EXTERNALLY

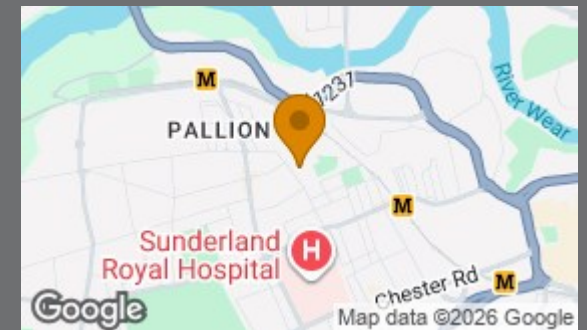
Large resin driveway with dropped kerb providing convenient access and wrought iron gates with the potential to extend further. Low maintenance artificial turf.



Local Authority
Sunderland

Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

good life 
sales & lettings