

North Farm Avenue
Grindon
Sunderland
SR4 9SD



North Farm Avenue

£205,000

INTRODUCTION

EXTENDED 3 BEDROOM SEMI + LOFT ROOM - BEAUTIFULLY PRESENTED INTERNALLY - GORGEOUS EXTENDED KITCHEN/DINING/FAMILY ROOM TO REAR - MULTI VEHICLE DRIVEWAY
- GARAGE & WORK SHOP WITH REMOTE DOOR - FABULOUS GARDEN WITH OPEN ASPECT TO REAR - DIRECT ACCESS FROM REAR GATE ONTO COUNTRY WALKS ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. White uPVC double-glazed windows, white uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, radiator behind cover, carpeted stairs to first floor landing, double doors leading to lounge.

LOUNGE

A lovely size lounge.

Carpet flooring, radiator, front facing white uPVC double-glazed bow window, white uPVC double-glazed window with privacy glass facing into porch. Stylish feature fire surround in a stone effect finish with matching hearth and back and built in fire. Double doors leading into the extended kitchen dining family room.

KITCHEN, DINING, FAMILY ROOM

The room is L shaped and measurements taken at widest points.

A fabulous extended space comprising modern fitted kitchen with a range of wall and floor units in a cream finish with natural wood work surfaces. Sink with bowl and a half, single drainer and flexible tap, space and plumbing for a washing machine, integrated dishwasher, integrated fridge, integrated electric oven with 4 ring ceramic hob and feature extractor chimney in stainless steel finish. Recessed lights to ceiling and vertical flat panelled designer style radiator, natural space for dining table and chairs. The kitchen flows seamlessly into the extension which comprises a lovely family area with the continuation of the laminate wood-effect flooring from the kitchen, additional radiator, double-glazed roof window, white uPVC double-glazed patio doors leading out to rear patio and garden. This is an exceptional space to the rear of the house and takes in the full view of the lovely garden beyond.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, 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. Stylish bathroom suite comprising of, toilet and sink built into vanity unit with concealed cistern and push button flush, bath with panel, folding glass shower screen over and shower fed from the main central heating boiler in addition to the chrome taps. The walls are finished in a stylish ceramic tile with recessed lights to ceiling.

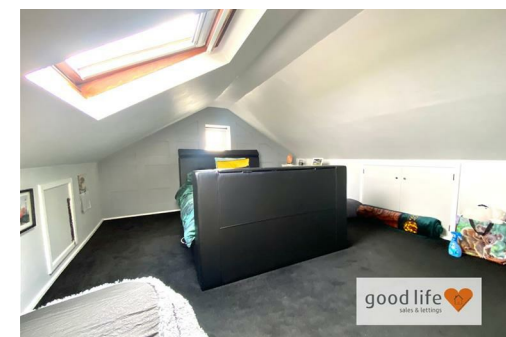
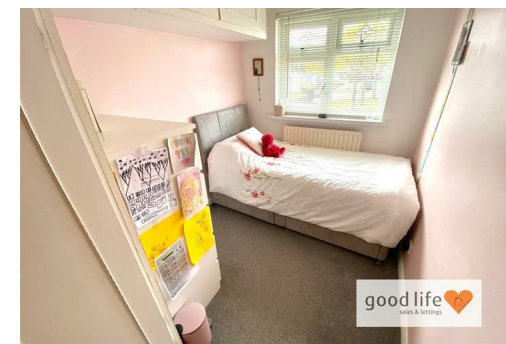
BEDROOM 1

Measurements do not include depth of fitted wardrobes.

Carpet flooring, radiator, front facing white uPVC double-glazed bow window. Extensive fitted wardrobes to 2 walls providing a good degree storage and hanging space with sliding doors.

BEDROOM 3

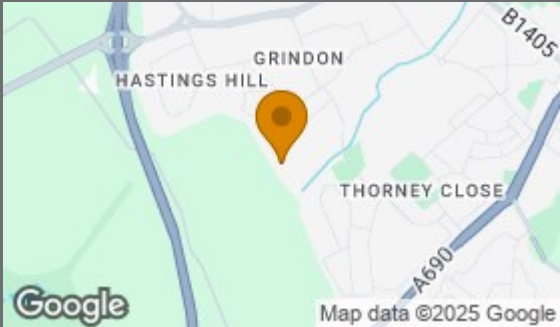
Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted bedroom furniture providing a good degree of storage and hanging space. Good size single bedroom.



Local Authority
Sunderland

Council Tax Band
B

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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