

Summerhill  
Middle Herrington  
Sunderland  
SR3 3TW



good life   
sales & lettings

# Summerhill

£289,000

## INTRODUCTION

SUBSTANTIAL 5 BEDROOM SEMI-DETACHED HOME LOCATED IN ONE OF THE AREAS MOST SOUGHT AFTER LOCATIONS - VERY GENEROUS PLOT WITH MATURE GARDENS TO FRONT & REAR - AMPLE DRIVEWAY PARKING FOR MULTI-VEHICLES PLUS GARAGE WITH REMOTE DOOR - EXTENDED KITCHEN & SEPARATE UTILITY - LARGER STYLE SEMI WITH VERY GENEROUS RECEPTION ROOM & DOORS LINKING TO DINING ROOM - WOULD BENEFIT FROM SOME GENERAL UPDATING BUT DOES HAVE MOSTLY UPVC DOUBLE GLAZING & GCH VIA COMBI BOILER - AVAILABLE FOR COMPLETION/MOVE-IN ON OR AFTER 15TH OCTOBER

## ENTRANCE HALL

Entrance via white upvc double-glazed door. Carpet flooring, front facing white upvc double-glazed window, carpeted stairs to first floor landing, double radiator. Doors leading off to reception room 1, door leading off to dining kitchen and large under stairs cupboard.

## RECEPTION ROOM 1

Carpet flooring, double radiator, front facing white upvc double-glazed window, sliding double doors leading through into dining room. This is a large lounge typical of this larger style semi.

## DINING ROOM

Carpet flooring, radiator, white upvc double-glazed sliding doors leading out to rear patio with lovely views over the garden.

## KITCHEN/DINING ROOM

Generously proportioned kitchen with carpet flooring and vinyl flooring, rear facing white upvc double-glazed window with lovely views over the rear garden. Fitted kitchen with a range of wall and floor units with contrasting laminate work surfaces, sink with bowl and a half, single drainer and Monobloc tap, space for electric oven, integrated fridge. Serving hatch leading through to dining room, double radiator, door leading off to utility room.

## UTILITY ROOM

Carpet flooring, Belfast style sink with hot and cold water supply, under bench space and plumbing for a washing machine, integral door leading to the garage, white upvc double-glazed door leading to the side of the property, door leading into WC.

## W C

Carpet flooring, rear facing white upvc double-glazed window with privacy glass. Toilet with low level cistern, hand basin with chrome taps. Wall mounted Combi boiler.

## FIRST FLOOR LANDING

7 doors leading off, 5 to bedrooms, 1 to bathroom and 1 to WC.

## W C

Vinyl flooring, toilet with low level cistern. Extractor fan.

## BATHROOM

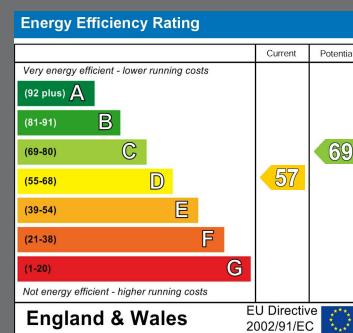
Carpet flooring, radiator, rear facing white upvc double-glazed window with privacy glass. Bath with panel and chrome taps, sink built into vanity unit with chrome taps, large separate corner shower with sliding glass doors and shower fed from the main hot water system. Electric shaving point. The walls are finished in ceramic tile with upvc cladding to the ceiling. This is a very large family bathroom.



Local Authority

Council Tax Band

D



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



Good Life Homes - Sales  
46 Windsor Terrace Ryhope Road  
Sunderland  
Tyne and Wear  
SR2 9QF

## Contact

0191 565 6655

[info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

good life  
sales & lettings