

Felixstowe Road
Ford Estate
Sunderland
SR4 0BF



good life 
sales & lettings

Felixstowe Road

£165,000

INTRODUCTION

GREAT PLOT 3 BED SEMI-DETACHED - SOUTH FACING GARDEN TO REAR - MULTI-CAR DRIVEWAY TO SIDE - WELL PRESENTED INTERNALLY - LARGER STYLE WITH GENEROUS DINING KITCHEN - DOWNSTAIRS WC - SUPERB COMMUTER LOCATION CLOSE TO SPIRE BRIDGE - EASY ACCESS TO ALL PARTS OF CITY ...

ENTRANCE HALL

Entrance via GRP door. Carpet flooring, carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE

Lovely size lounge.

Carpet flooring, side facing uPVC double-glazed window, front facing uPVC double-glazed window, radiator, understairs cupboard, door leading off to dining kitchen.

DINING KITCHEN

Larger style dining kitchen in this particular style of house.

Vinyl tile effect flooring, double radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to rear patio and garden. Fully fitted kitchen with a range of wall and floor units in a light cream finish with contrasting laminate work surfaces, stainless steel sink with single bowl, single drainer and matching monobloc tap, space and plumbing for a washing machine, integrated electric oven, 4 ring integrated hob with integrated extractor, space for tall fridge/freezer. Downstairs wc leading off.

W C

Vinyl tile effect flooring, hand basin with chrome taps, toilet with low level cistern. Extractor fan, radiator.

FIRST FLOOR LANDING

Loft hatch with pull down ladders and some capacity for storage in the loft. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 3

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Decent single bedroom.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a double bedroom.

BATHROOM

Vinyl tile effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass, extractor fan. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome taps, separate shower fed from the main hot water system, glass shower screen over. The area around the bath is finished in ceramic tile.

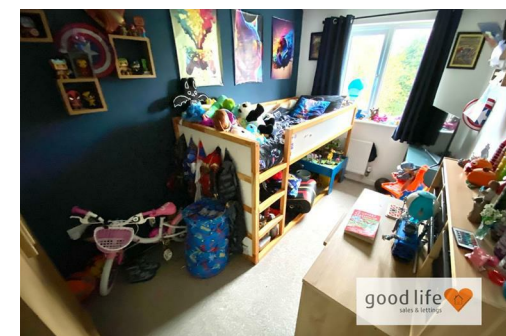
BEDROOM 1

Double bedroom.

Carpet flooring, radiator, 2 front facing white uPVC double-glazed window.

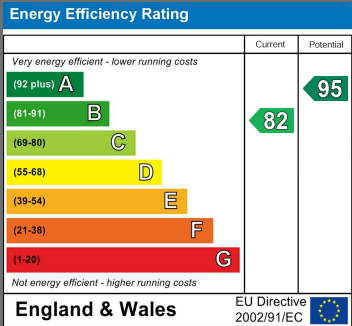
EXTERNALLY

Driveway parking for 2 possibly 3 vehicles, access gate down the side of the property to the rear garden. Lawn front garden.



Local Authority
Sunderland

Council Tax Band
B



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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