

Birchfield Road
Sunderland
SR2 7QQ



good life
sales & lettings





good life 
sales & lettings



Birchfield Road

Offers In The Region Of £249,995

INTRODUCTION

4 BED SEMI-DETACHED HOUSE - DUTCH BUNGALOW STYLE - ONE EXTENDED BEDROOM ON GROUND FLOOR - SHOWER ROOM & WC ON GROUND FLOOR - BATHROOM & 3 BEDROOMS ON FIRST FLOOR - MULTI CAR DRIVEWAY LEADING TO GARAGE - WELL MAINTAINED - UPVC DOUBLE GLAZING AND GCH - NO CHAIN ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing, radiator providing heat to the space, side facing white uPVC double-glazed window. Door leading off to bedroom 1, door leading off to reception room, doors leading off to dining kitchen and downstairs WC.

WC AND SHOWER ROOM

11'0 x 6'10

Vinyl wood-effect flooring, chrome towel heater style radiator, sink chrome taps, single shower cubicle with pitted door and electric shower with ceramic tiling, toilet with mid-level cistern, 2 side facing white uPVC double-glazed windows with privacy glass, recessed lights to ceiling, extractor fan. The door has been stripped back to its natural colour.

BEDROOM 1

17'4 x 10'6

Part of an extension to the original property, bedroom 1 is a lovely spacious ground floor bedroom but could be used as an alternative room with 2 radiators, 2 white uPVC double-glazed windows, 1 front facing and 1 side facing. The door has been stripped back to its natural colour.

RECEPTION ROOM 1

18'2 x 12'0

Measurements taken at widest points into bay and into alcove.

Carpet flooring, radiator positioned beneath window, lovely front facing white uPVC double-glazed bay window, shelving and cupboards built into either side of the chimney breast. Chimney breast with painted fire surround and quartz hearth and back and built in coal effect gas fire. This is a lovely light room. Also the door has been stripped back to its original colour.

DINING KITCHEN

18'8 x 13'0

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

Lovely size kitchen which is sufficiently proportioned to comfortably accommodate a dining table and chairs. Range of fitted units in a medium style finish with laminate work surface, stainless steel sink with single bowl, single drainer and Monobloc tap, integrated electric oven, 4 ring gas hob, space and plumbing for a washing machine, space for tall fridge/freezer, gas fire, white uPVC double-glazed window with views over the garden, white uPVC double-glazed door leading out to rear porch.

REAR PORCH

7'6 x 5'1

Providing some shelter and additional storage between the main house and back garden. The porch has uPVC double-glazed windows and doors providing additional security and a felt roof.

FIRST FLOOR LANDING

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

BATHROOM

10'2 x 7'8

Vinyl wood-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass, built in cupboard storage. White bath with panel, glass shower screen over, chrome taps and electric shower, sink with single pedestal and chrome taps, toilet with low level cistern, built in cupboard providing some storage and also housing the hot water cylinder.

BEDROOM 2

11'10 x 11'0

Measurements do not include the depth of the fitted wardrobes.

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

BEDROOM 3

12'0 x 9'10

Also a double bedroom.

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

BEDROOM 4

10'7 x 7'4

A large single or small double bedroom.

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

DETACHED GARAGE

21'4 x 10'2

Remote roller shutter door, electric lights and sockets, white uPVC double-glazed window to the rear part of the garage overlooking rear garden.

EXTERNALLY

The property has a dropped kerb leading to a multi-car driveway suitable for parking at least 3 possibly 4 vehicles with small front garden and access into the property from the side.

The rear garden is mostly lower maintenance with gravel and paving slabs and paved patio.



Local Authority
Sunderland

Council Tax Band
D

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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

good life 
sales & lettings