

Maple Avenue
New Silksworth
Sunderland
SR3 1DW





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Maple Avenue

Offers In The Region Of £220,000

INTRODUCTION

4 DOUBLE BED EXTENDED SEMI DETACHED - PLUS IMPRESSIVE LOFT ROOM ACCESSED BY FIXED STAIRCASE - EXTENDED TO SIDE & REAR - DOUBLE DRIVEWAY - SPACIOUS GARAGE WITH REMOTE DOOR - STUNNING EXTENDED DINING KITCHEN - FABULOUS BATHROOM WITH BATH & SHOWER - LANDSCAPED REAR GARDEN ...

ENTRANCE PORCH

Entrance via uPVC double-glazed door leading into. Tiled flooring, white uPVC double-glazed window and white uPVC double-glazed door leading directly into the lounge.

LOUNGE

18'1 x 15'7

Measurements taken at widest points.

Carpet flooring, large double radiator, front facing uPVC double-glazed window, open plan staircase leading to first floor landing. Door leading off to extended dining kitchen.

DINING KITCHEN

19'7 x 15'0

Absolutely stunning extended rear to the property with laminate wood-effect flooring, recessed lights to ceiling. Beautiful stylish fitted kitchen with a range of wall and floor units in contrasting colours with laminate work surfaces. To the centre of the kitchen is a range style oven with induction 5 ring hob and impressive feature extractor chimney with tiled splash back. Quartz style sink with bowl and a half, single drainer and chrome Monobloc tap, integrated dishwasher, pull out waste disposal unit, space for American style fridge/freezer, 2 vertical designer style radiators providing heat to the space and roof windows adding additional light to the white uPVC double-glazed windows which wrap around the extension, white uPVC double-glazed doors lead out to the rear patio paved and garden and elevated views from the dining area. Door leading off to internal lobby.

INTERNAL LOBBY

Door leading off to utility room, door leading off to WC.

WC

5'0 x 2'10

Laminate wood-effect flooring, toilet with low level cistern, extractor fan, recessed lights to ceiling.

UTILITY ROOM

12'2 x 6'7

Laminate wood-effect flooring, large double radiator, rear facing white uPVC double-glazed window, external door leading to the garden. Wall and floor units with laminate work surfaces, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space beneath work surface for washing machine and dryer. Internal door leading to the garage.

FIRST FLOOR LANDING

5 doors leading off, 4 to bedrooms and 1 to bathroom.

BATHROOM

8'10 x 5'5

Lovely large bathroom with stylish tile flooring, black vertical designer style radiator, walk-in double shower cubicle with shower fed from the main hot water system, wall mounted shower temperature control, stylish bathroom suite comprising of, toilet with concealed cistern and push button flush, sink built into vanity unit with black tap, bath with black tap and showerhead attachment. The walls are finished in a tasteful white Metro tile with contrasting black Metro tile operating as a feature wall, rear facing uPVC double-glazed window with privacy glass. Extractor fan.

BEDROOM 1

16'4 x 11'5

Larger double bedroom often converted into 2 bedrooms in this style of property.

Carpet flooring, radiator, 2 front facing uPVC double-glazed windows. Fitted wardrobes running the length of one wall with good degree of storage and hanging space.

BEDROOM 2

10'10 x 8'9

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

BEDROOM 3

10'5 x 8'8

Carpet flooring, radiator, rear facing uPVC double-glazed window.

BEDROOM 4

12'1 x 11'8

Large double bedroom.

Carpet flooring, double radiator, uPVC double-glazed window front facing. Fixed staircase leading to loft room.

LOFT ROOM

12'0 x 8'5

Currently operating as a very comfortable home office with fixed staircase from bedroom 4. The loft room offers the opportunity for versatile use or storage and enjoys a double radiator, carpet flooring, electric sockets and lighting and 2 wooden framed double-glazed roof windows with built-in blinds allowing lots of natural light into the space.

GARAGE

15'5 x 11'10

Electric lighting, electric sockets and roller shutter garage door providing access to what is a much larger than single garage slightly smaller than a standard double, integral door leading to utility.

EXTERNALLY

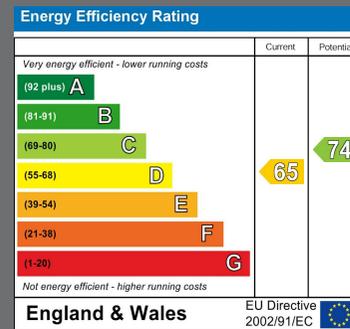
Block paved driveway suitable for parking at least 2 vehicles possibly more leading to garage.

The property has a well organised rear garden plot with paved and gravel area immediately adjacent to the patio doors leading from the dining kitchen which is fenced off. There is pergola sheltered seating, area of lawn, perimeter fencing to 3 sides. The rear of the property overlooks a private wooded area. It has a lovely aspect.



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



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



Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

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