

Langley Road  
Tunstall  
Sunderland  
SR3 1AH



# Langley Road

£194,995

## INTRODUCTION

3 BEDROOM SEMI-DETACHED HOME - LARGE DOUBLE DRIVEWAY - GARAGE - WELL-MAINTAINED REAR GARDEN WITH SUNNY ASPECT- MODERNISED AND READY TO MOVE INTO - GREAT TUNSTALL LOCATION ...

## ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Tiled flooring, white uPVC double-glazed windows, built in cupboard, double-glazed door leading to lounge.

## LOUNGE

Laminate wood-effect flooring, open plan staircase leading to first floor, column radiator, feature fire surround with built in coal effect gas fire and granite hearth, white uPVC double-glazed window, side facing and front facing. Door leading off to kitchen/dining room.

## KITCHEN/DINING ROOM

Laminate wood-effect flooring, column radiator, 2 rear facing white uPVC double-glazed windows with lovely views over the garden and white uPVC double-glazed door leading out to rear patio and kitchen. Recently fitted kitchen with a range of wall and floor units in a tasteful finish with wood-effect laminate work surface. Integrated double electric oven, 4 ring ceramic hob, feature extractor chimney in a black finish with matching splash back, matching sink with bowl and a half, single drainer and Monobloc tap, space for tall fridge/freezer, space and plumbing for a washing machine, built in cupboard housing the central heating boiler which we understand was also replaced in recent years. Built in cupboard under the stairs providing additional storage.

## FIRST FLOOR LANDING

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

## BATHROOM

Remodelled bathroom with tiled flooring, toilet with integrated cistern and push button flush with sink also built into the unit with chrome tap, bath with panel and glass shower screen over, shower fed from the main combi boiler system with separate chrome taps. Rear facing white uPVC double-glazed window with privacy glass, designer style radiator in a black finish, stylish tile choices to the walls. Recessed lights to ceiling.

## BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with sliding mirrored doors and built in cupboard. This is a good size double bedroom.

## BEDROOM 2

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

## BEDROOM 3

Measurements taken at widest points, the room is L-shaped  
Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard additional storage. This is a single bedroom.

## GARAGE

Up and over garage door, electric lighting and sockets, white uPVC double-glazed window and door leading directly onto the garden. The garage is currently set up as a work shop.

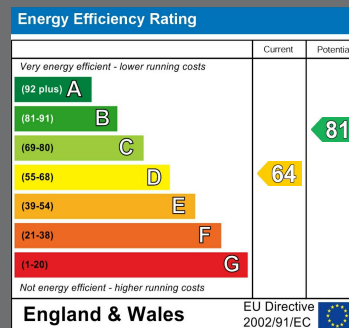
## EXTERNALLY

Long driveway leading to a garage at the rear. Block paved driveway suitable for parking at least 2 vehicles with



Local Authority  
Sunderland

Council Tax Band  
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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



## Contact

0191 565 6655

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

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

## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF

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