

Fairholme Road  
Ashbrooke  
Sunderland  
SR3 1YY



# Fairholme Road

## £259,995

### INTRODUCTION

EXTENDED 3 BED SEMI-DETACHED - SUPERB LOCATION OFF Q ALEX RD -BEAUTIFUL STYLISH PRESENTATION-IMPRESSIVE KITCHEN/DINING/FAMILY ROOM - READY TO MOVE INTO ...

### ENTRANCE HALL

Recently replaced GRP double-glazed door. Beautifully presented with tiled flooring, column radiator, stylish staircase with stair runners and black matching stair rods. Understairs cupboard providing storage. 2 doors leading off, 1 to reception room 1, 1 to dining/kitchen/family room.

### RECEPTION ROOM

Beautiful room with laminate wood-effect flooring laid in herringbone pattern, front facing white uPVC double-glazed bay window with attractive views, large radiator, painted cast fire surround with built in multi-fuel log burning stove in slate hearth. This is a beautiful room, modern but sympathetic to the period.

### EXTENDED KITCHEN/DINING/FAMILY ROOM

Measurements taken at widest points.

A beautifully extended room to the rear of the property with stylish LVT flooring laid in herringbone pattern throughout, 3 rear facing uPVC double-glazed window, white uPVC double-glazed patio doors leading out onto decked patio large, wooden framed double-glazed roof window allowing lots of additional light into this impressive space. Vertical column radiator providing heat, recently replaced stylish fitted kitchen with a range of wall and floor units in a shaker style with quartz work surfaces, integrated 4 ring ceramic hob, stylish chrome extractor with quartz splash back. Inset sink with antique gold style tap and double integrated electric oven situated at waist height for convenience. Integrated fridge/freezer, integrated waste disposal, integrated washing machine, integrated dishwasher. This really is an impressive kitchen space with everything included you could need for a modern home. The room naturally offers very comfortable dining space and an additional light family room area adjacent to the patio doors.

### FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch with pull down ladders offering the potential for further storage in the loft space. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM

Tiled flooring, 2 rear facing white uPVC double-glazed window with privacy glass, white bathroom suite comprising of, toilet with low level cistern, sink built into vanity unit with chrome tap, large shower cubicle with shower fed from the main hot water system, separate bath with chrome taps. The walls are finished in a ceramic tile and there is recessed lights to ceiling. Large chrome towel heater style radiator.

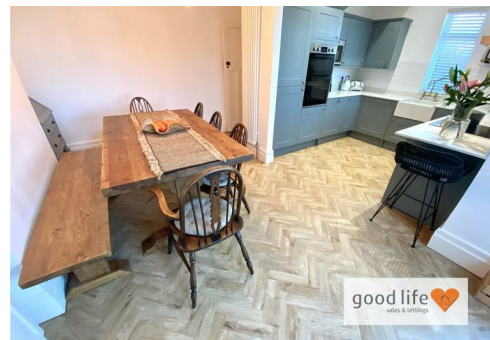
### BEDROOM 2

Very good size double bedroom.

Laminate wood-effect flooring, doubler radiator, rear facing white uPVC double-glazed window with elevated views.

### BEDROOM 3

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window not overlooked. This is a decent single bedroom.

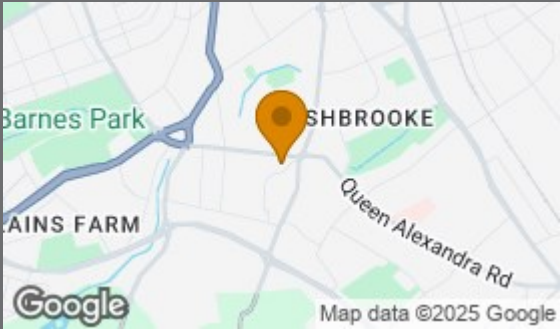




Local Authority  
Sunderland

Council Tax Band  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



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