

Purley Road
Plains Farm
Sunderland
SR3 1QP



good life 
sales & lettings

Purley Road

£112,500

INTRODUCTION

2 DOUBLE BED EXTENDED SEMI-DETACHED - SPACIOUS SIDE EXTENSION ADDED - WELL PRESENTED - WELL MAINTAINED LOVELY GARDEN PLOT - LOUNGE THROUGH DINING ROOM - PATIO DOORS OUT TO REAR GARDEN/PATIO - IMPRESSIVE DINING KITCHEN - TERRIFIC VALUE WITH NO CHAIN ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, uPVC double-glazed windows and white uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, built in cupboard housing consumer unit and electric meter, carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE

Measurements do not include depth of the bay window.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bay window, feature fire surround with a quartz hearth and back and built in coal effect gas fire. Large archway open plan to the dining area.

DINING ROOM

Occupying the space that would have originally been occupied by the original kitchen. Laminate wood-effect flooring continued from the lounge, radiator, white uPVC double-glazed aluminium double-glazed sliding doors leading to the rear garden, under stairs cupboard providing some storage. Open doorway leading through to kitchen extension.

KITCHEN

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window and rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a medium to light wood-effect finish with contrasting laminate wood-effect work surface. Integrated electric oven, 4 ring gas hob, feature extractor chimney in stainless steel finish, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer. Space for additional dining table and chairs if required.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch 3 doors leading off, 2 bedrooms and 1 to bathroom.

BEDROOM 1

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Good size double bedroom.

BEDROOM 2

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

BATHROOM

Vinyl tile effect flooring, chrome towel heater style radiator, white bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap with showerhead attachment. White tiles to the walls, rear facing white uPVC double-glazed window with privacy glass.

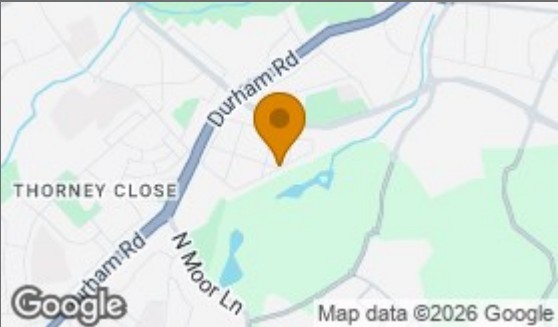
EXTERNALLY



Local Authority
Sunderland

Council Tax Band
A

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

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