

Goldlynn Drive
Moorside
Sunderland
SR3 2ST



Goldlynn Drive

£189,999

INTRODUCTION

3 BEDROOM SEMI-DETACHED HOME WITH GARAGE & DRIVEWAY IN SOUGHT AFTER LOCATION.

ENTRANCE HALL

Entrance via GRP double-glazed door. Stylish tiled flooring, built-in cupboard which is the location of the electric consumer unit, alarm key and gas meter. Panelling to half height. Door leading off to WC, partially-glazed door leading off to lounge/dining room.

W C

Stylish tile flooring, radiator, front facing white uPVC double-glazed window with privacy glass, window blinds. White toilet with low level cistern, white hand basin built into bespoke vanity unit beneath with chrome tap. Stylish tiling.

LOUNGE/DINING ROOM

Measurements taken at widest points.

A beautiful open plan space with laminate wood-effect flooring, 3 radiators, front facing white uPVC double-glazed bow window with window blinds and pleasant views. 2 rear facing white uPVC double-glazed windows 1 of which has roller blinds. Attractive open plan staircase to first floor landing, open plan leading off the dining area is the kitchen.

KITCHEN

Open plan to the dining area with laminate wood-effect flooring, modern fitted kitchen with a range of wall and floor units in a grey finish with laminate wood-effect work surfaces. Stainless steel sink with single bowl, single drainer and flexible modern tap. Space and plumbing for a washing machine, electric cooker with oven and 4 ring hob, ample storage cupboards. Space for American style fridge/freezer, white uPVC double-glazed door leading to rear garden.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, built-in cupboard useful storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

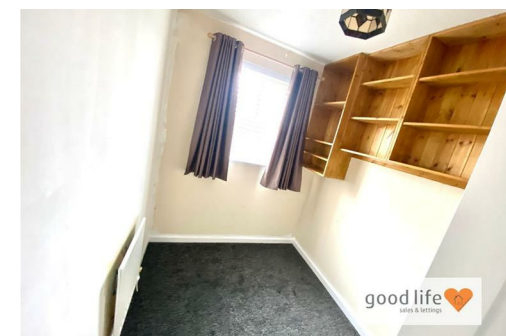
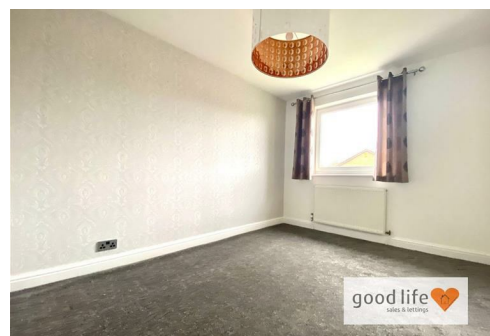
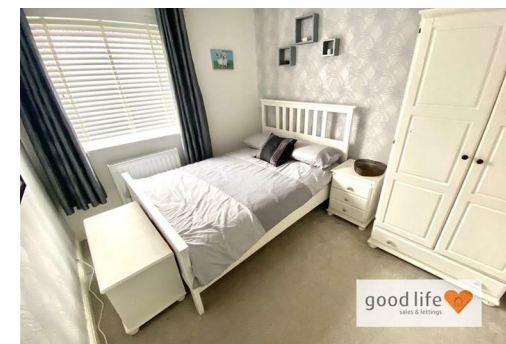
Stylish tile flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass including window blinds. Stylish modern white bathroom suite comprising of; toilet with low level cistern, large sink built into vanity unit with chrome tap, Jacuzzi style bath with power jets and separate hand held shower plus fixed overhead shower fed from the main hot water system, glass shower screen over. The walls are finished in a stylish tile, which is to full height around the bath area and to approx. half height around the remainder of the bathroom. Extractor fan located in the shower area.

BEDROOM 1

Radiator, front facing white uPVC double-glazed window with lovely views. Professionally fitted wardrobes to 1 wall with sliding mirrored doors providing a good degree of storage and hanging space.

BEDROOM 3

Single radiator, front facing white uPVC double-glazed window with window blinds. Built-in shelving to the walls providing extra useful storage and book space. This is a single bedroom or nursey but would equally make a great home office.



Local Authority
Sunderland

Council Tax Band
C

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



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