

Radcliffe Road
Redhouse
Sunderland
SR5 5RG



3 Bed Corner Semi - Det House good life



Radcliffe Road

£125,000

INTRODUCTION

3 BEDROOM CORNER PLOT - DRIVEWAY WITH DROPPED KERB - LOW MAINTENANCE FRONT & REAR GARDENS - LOUNGE & SEPARATE DINING ROOM - 3 FIRST FLOOR DOUBLE BEDROOMS - GCH & UPVC DOUBLE GLAZING - NO CHAIN - SHORT WALK TO PRIMARY SCHOOL ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet flooring, carpeted stairs to first floor landing, radiator. Door leading off to WC, door leading off to lounge, door leading off to dining room.

W C

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, key pad.

LOUNGE

Carpet flooring, large radiator, side facing white uPVC double-glazed window with pleasant views onto garden. Feature fire surround with quartz hearth and back and built in coal effect gas fire. This is a lovely size lounge.

DINING ROOM

Separate formal dining room with double radiator, front facing white uPVC double-glazed window. Built in cupboard providing storage. Door leading off to kitchen.

KITCHEN

Laminate wood-effect flooring, rear facing white uPVC double-glazed window and white uPVC double-glazed door leading out to rear garden, built in cupboard providing extra storage and also the location of the gas combi boiler. Fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate wood-effect work surfaces, well organised in a L-shape with integrated double electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, integrated washing machine, integrated freezer, integrated fridge, under cupboard lighting and splash back matching the laminate wood-effect work surfaces.

FIRST FLOOR LANDING

Carpet flooring, white uPVC double-glazed window, double radiator, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing some storage.

BEDROOM 3

Also large enough to accommodate a double bed.

Carpet flooring, 2 white uPVC double-glazed windows and radiator. This is a good size room for a third bedroom.

BEDROOM 2

Carpet flooring, radiator, side facing white uPVC double-glazed window. Built in cupboard providing some storage. This is also a large double bedroom.

BATHROOM

Laminate tile effect flooring, radiator, front facing white uPVC double-glazed window. Spacious quadrant shower cubicle with sliding glass doors and shower fed from the main combi boiler system, toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap, radiator. The walls and ceiling are finished in uPVC cladding.

EXTERNALLY



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Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

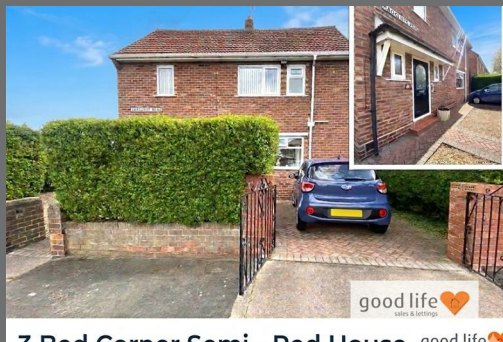


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



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Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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