

Corning Road
Alexandra Park
Sunderland
SR4 6EE



good life 
sales & lettings

Corning Road

£164,995

INTRODUCTION

3 DOUBLE BEDROOM IMPRESSIVE HOME - BEAUTIFULLY PRESENTED & UPDATED - MASTER BEDROOM WITH EN SUITE - SEPARATE HOME OFFICE ON GROUND FLOOR - LOVELY DINING KITCHEN UPGRADED FROM ORIGINAL - DRIVEWAY PLUS ON STREET PARKING - PRIVATE LOW MAINTENANCE REAR GARDEN - ELEVATED VIEWS TOWARDS QUEEN ALEXANDRA BRIDGE ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, double radiator, carpeted stairs to first floor. 3 doors leading off, 1 to home office, 1 to WC and 1 to dining kitchen.

HOME OFFICE

This is a lovely additional room with carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views. Perfect for those who work from home and want a dedicated space but could equally be a games, TV room or snug, suitable or other use.

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Tiled flooring, chrome towel heater style radiator, hand basin with chrome tap and storage beneath, toilet with low level cistern. Extractor fan.

KITCHEN DINING ROOM

Measurements taken at widest points.

This is a lovely room with laminate wood-effect flooring, large built-in cupboard space under the stairs, double radiator, white uPVC double-glazed window and white uPVC double-glazed door leading out to dedicated rear garden space. Modern fitted kitchen with a range of wall and floor units in a gloss finish with laminate wood-effect work surface. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, space and plumbing for a washing machine, space for American style fridge/freezer, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, recessed lights to ceiling. Built-in cupboard housing the modern Combi boiler. Please note, the kitchen has been updated from the original build. This is a lovely room which allows comfortable space for a dining table and chairs.

FIRST FLOOR LANDING

Stairs leading to second floor, 1 door leading off to lounge, 1 door leading off to bedroom 1.

LOUNGE

A lovely size lounge.

Carpet flooring, white uPVC double-glazed doors leading out to a Juliet balcony and front facing white uPVC double-glazed window, radiator. Ample space for an arrangement of furniture, as can be seen in the photographs.

MASTER BEDROOM 1

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window with views towards Queen Alexandra Bridge and the north bank of the river. White uPVC double-glazed doors with Juliet balcony also rear facing with views. This room has en suite leading off.

EN SUITE

Tiled flooring, radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, shower cubicle with folding glass door and shower fed from the main Combi boiler system.

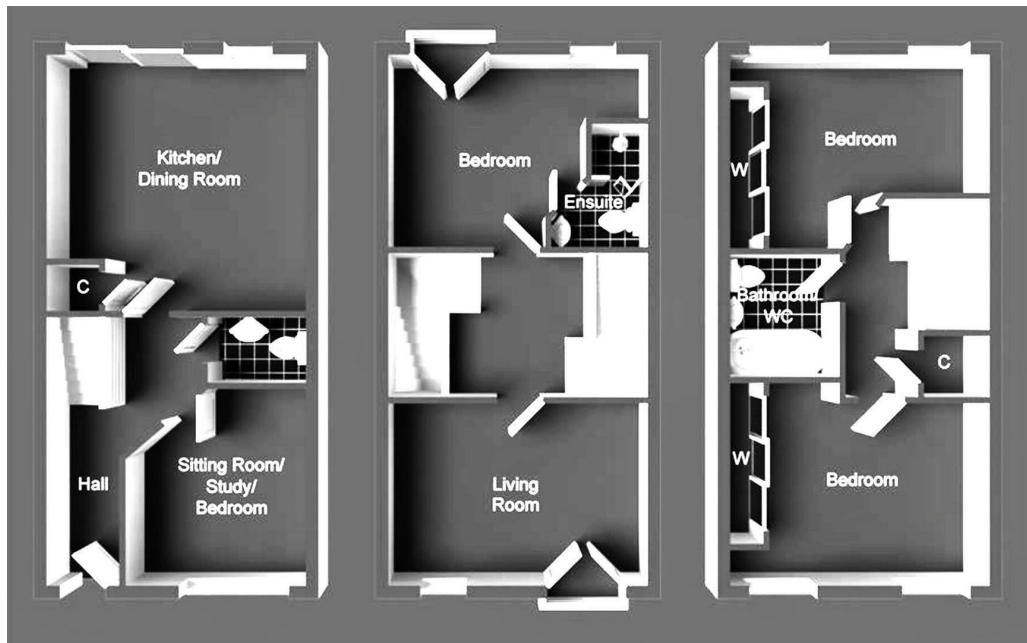
SECOND FLOOR LANDING

Large built-in cupboard providing useful storage, 3 doors leading off to 2 more double bedrooms and 1 to bathroom.

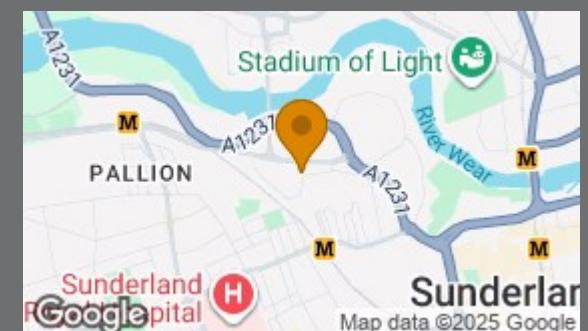


Local Authority
Sunderland

Council Tax Band
C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A	84	95
(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



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