



Fawn Road, Ford Estate, Sunderland

Offers in the Region of £175,000

IMPRESSIVE RE-MODELLED 3 BEDROOM DETACHED HOME

LARGE REAR GARDEN PLOT WITH LOVELY OPEN ASPECT

EN SUITE TO MASTER BEDROOM

EPC RATING B

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

EXCEPTIONAL VALUE FOR MONEY

IMPRESSIVE RE-MODELLED 3 BEDROOM DETACHED HOME - LARGE REAR GARDEN PLOT WITH LOVELY OPEN ASPECT - EN SUITE TO MASTER BEDROOM - OPEN PLAN KITCHEN/DINING/FAMILY ROOM - EXCEPTIONAL VALUE FOR MONEY ... Good Life Homes are delighted to bring to the market a terrific opportunity to acquire a 3 bedroom detached home on a large garden plot site to the rear with pleasant open aspect. The current owners have started the process of landscaping the rear and are happy to tidy up the garden plot taking into consideration the wishes of the new buyers. The current owners have also converted the original garage space into an open plan family room flowing into the dining/kitchen for stunning effect and with double patio doors leading out the the rear patio and garden. Internally the property briefly comprises; entrance hall, lounge, open plan kitchen/dining/family room, downstairs WC, 3 first floor bedrooms, bathroom and en suite to the master bedroom. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifelifehomes.co.uk
www.goodlifelifehomes.co.uk

ACCOMMODATION

ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing, side facing white uPVC double-glazed window, electric fuse box, door leading off to lounge.

LOUNGE 15' 2" x 10' 0" (4.62m x 3.05m)

Generous lounge with laminate wood-effect flooring, double radiator, understairs cupboard providing storage, front facing white uPVC double-glazed window. Door leading off to dining kitchen

DINING KITCHEN 23' 0" x 16' 8" (7.01m x 5.08m)

Measurements taken at widest points, the room is L-shaped. This has the potential to be a terrific open plan space as the original garage has been converted to a family room and flows seamlessly from the dining kitchen to create an open plan L-shaped space with front facing white uPVC double-glazed window, 2 rear facing white uPVC double-glazed window and patio doors leading out to the garden and patio. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting wall unit in a grey finish complemented by laminate work surfaces. Stainless steel sink with single bowl, single drainer and flexible tap. Integrated electric oven, space and plumbing for a washing machine, space for American style fridge/freezer. Wall mounted Combi boiler, space for dining table and chairs. Radiator in the kitchen area.

FIRST FLOOR LANDING

Radiator, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM 6' 4" x 6' 0" (1.93m x 1.83m)

Vinyl mosaic flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps.

MASTER BEDROOM 13' 7" x 9' 1" (4.14m x 2.77m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Door leading off to en suite.



EN SUITE 9' 0" x 2' 9" (2.74m x 0.84m)

Vinyl flooring, white toilet with low level cistern, white hand basin with chrome taps, shower cubicle with folding glass doors and shower fed from the main hot water system. Double radiator, rear facing uPVC double-glazed window with privacy glass. Extractor fan.

BEDROOM 2 13' 6" x 11' 3" (4.11m x 3.43m)

Measurements taken at widest points. Carpet flooring, double radiator, front facing white uPVC double-glazed window. This is a double bedroom.

BEDROOM 3 11' 8" x 6' 10" (3.55m x 2.08m)


Carpet flooring, radiator, rear facing white uPVC double-glazed window.

EXTERNALLY

Driveway parking for up to 2 vehicles with entrance gate to the side providing access to the rear. The rear garden plot extends to approx. 35ft in deep 32' wide approx. The current garden comprises; a large paved patio immediately adjacent to the house and a step down onto the second part of the garden which is currently partially under construction. The current owner has created a shed base to the bottom of the garden with a area of gravel and which they currently have site of a hot tub and are in the process of clearing the remainder of the ground in order to either turf or lay gravel and have said they are happy to potentially accommodate the wishes of new owners in terms of the eventual finish. There is a lovely outlook to the rear and is a real asset to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(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 

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.