



Charter Drive, East Herrington, Sunderland

£229,995

IMPRESSIVE 3 BEDROOM SEMI-DETACHED HOME ON GENEROUS PLOT

GROUND FLOOR RE-WORKED TO COMBINE KITCHEN AND UTILITY INTO ONE LARGE KITCHEN SPACE

EXTENSIVE DECKED PATIO TO REAR POSITIONED TO TAKE FULL

LARGE CONSERVATORY TO REAR

EPC RATING (to follow)

EXTENSIVE DRIVEWAY TO FRONT SUITABLE FOR MULTI-VEHICLE PLUS GARAGE

IMPRESSIVE 3 BEDROOM SEMI-DETACHED HOME ON GENEROUS PLOT - LARGE CONSERVATORY TO REAR - GROUND FLOOR RE-WORKED TO COMBINE KITCHEN AND UTILITY INTO ONE LARGE KITCHEN SPACE - EXTENSIVE DECKED PATIO TO REAR POSITIONED TO TAKE FULL ADVANTAGE OF SUNNY ASPECT - EXTENSIVE DRIVEWAY TO FRONT SUITABLE FOR MULTI-VEHICLE PLUS GARAGE - VERY SOUGHT AFTER LOCATION JUST A MINUTES WALK TO EAST HERRINGTON PRIMARY SCHOOL ... Good Life Homes are delighted to bring to the market a lovely example of one of the sought after larger style semi's on this very popular road close to East Herrington Primary school and situated on a generous plot set back from the road with a huge multi-vehicle driveway, garage and rear garden with extensive decked patio and lawns. Internally, the property briefly comprises; entrance hall, generous lounge through dining room, impressive spacious kitchen, large conservatory with views over the rear garden and opening onto a terrific decked patio, 3 first floor bedrooms and a large bathroom with corner bath and separate shower cubicle. An impressive spacious home, 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.

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ACCOMMODATION

ENTRANCE PORCH

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

ENTRANCE HALL

Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing, under stairs cupboard, partially-glazed door leading into kitchen, partially-glazed door leading into lounge/dining room.

LOUNGE/DINING ROOM 26' 6" x 11' 10" (8.07m x 3.60m)

Measurements taken at widest points. Carpet flooring, 2 double radiator, front facing white uPVC double-glazed bay window, rear facing white uPVC double-glazed patio doors leading into conservatory.

CONSERVATORY 12' 8" x 9' 8" (3.86m x 2.94m)

Stylish ceramic tile flooring, white uPVC double-glazed windows, opaque poly-carbonate roof, white uPVC double-glazed double French doors leading out to decked patio and garden.

KITCHEN 19' 1" x 10' 10" (5.81m x 3.30m)

Granite style flooring, radiator, rear facing white uPVC double-glazed window, uPVC double-glazed door leading out to rear patio and garden. Fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate wood-effect work surfaces. Large ceramic sink with bowl and a half, single drainer and matching Monobloc tap positioned with lovely views over garden. Range style oven with multi-gas hob and ovens, matching extractor fan. Space for tall fridge/freezer, space for dishwasher, space for washing machine and dryer. Recessed lights to ceiling.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with privacy glass, loft with pull down ladder providing access to a loft room which is fully floored with double-glazed roof window and electric lighting and sockets. 4 doors leading off, 3 to bedrooms and 1 to bathroom.



BEDROOM 1 14' 5" x 9' 0" (4.39m x 2.74m)

Carpet flooring, double radiator, front facing white uPVC double-glazed bay window, Fitted wardrobes with sliding doors, 2 of which are mirrored, running the length of one wall providing a good degree of hanging space.

BEDROOM 2 11' 0" x 11' 0" (3.35m x 3.35m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 3 8' 0" x 7' 3" (2.44m x 2.21m)

The room is L-shaped and measurements taken at widest points. Carpet flooring, radiator, front facing white uPVC double-glazed window.

BATHROOM 8' 4" x 7' 1" (2.54m x 2.16m)

Stylish bathroom with corner bath, chrome tap with showerhead attachment, toilet with low level cistern, sink with single pedestal and chrome taps, separate shower cubicle with electric shower. White uPVC double-glazed window, side and rear facing with privacy glass. The floor and walls are finished in a stone-effect stylish tile with mosaic board, extractor fan.

EXTERNALLY

The property has a huge block paved driveway suitable for multiple vehicle parking. The property benefits from a lovely rear garden plot with extensive decked patio immediately adjacent to the rear of the house providing a lovely seating area to take full advantage of the sunny aspect. Lawn garden, garden shed providing additional storage and perimeter fencing to 3 sides.



