



Victoria Avenue, Grangetown, Sunderland

Offers in the Region of £199,995

PERIOD 3 BEDROOM SEMI-DETACHED SPACIOUS HOME

EXTENDED TO REAR AND SIDE

DETACHED GARAGE & LARGE DRIVEWAY

ONE OF GRANGETOWNS MOST SOUGHT AFTER LOCATIONS

EPC RATING D

GENEROUS GARDEN PLOT WITH SOUTH FACING ASPECT TO REAR

PERIOD 3 BEDROOM SEMI-DETACHED SPACIOUS HOME - ONE OF GRANGETOWNS MOST SOUGHT AFTER LOCATIONS - EXTENDED TO REAR AND SIDE - DETACHED GARAGE & LARGE DRIVEWAY - GENEROUS GARDEN PLOT WITH SOUTH FACING ASPECT TO REAR - SOME MODERNISATION WORKS REQUIRED WITH FABULOUS POTENTIAL - ALSO ACCESS FROM REAR LANE OFFERING POTENTIAL TO CREATE ADDITIONAL PARKING ... Good Life Homes are delighted to bring to the market a wonderful, spacious, extended, 3 bedroom family home in Victoria Avenue which has long been one of Grangetown's most sought after addresses. Extended to the rear and side creating a large conservatory and impressive kitchen space, the property also has a detached garage and generous driveway to the front contributing to the visual "kerb appeal" of this period home. Requiring some general modernisation works, this presents an excellent opportunity to acquire an extended home in an excellent location with an equally excellent sunny rear aspect and well-maintained gardens. Viewing arrangements can be made by contacting our office. If you have a property to sell and would like a free no obligation valuation, please do not hesitate to call us. Our fixed fees start from just £995 on a no sale no fee basis and nothing to pay upfront!

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ACCOMMODATION

ENTRANCE HALL

Entrance via partially-glazed front door and side gate leading to kitchen door access into the main property. Lovely entrance hall with carpet flooring, radiator, side facing white uPVC double-glazed window side facing, carpeted stairs to first floor landing with original period spindles. Door leading to kitchen, door leading to dining room, door leading to lounge.

LOUNGE 13' 0" x 12' 4" (3.96m x 3.76m)

Measurements taken at widest point. Carpet flooring, brick fireplace, front facing single glazed metal framed bay window. The lounge is partially open plan to the dining room.

DINING ROOM 12' 4" x 10' 4" (3.76m x 3.15m)

Carpet flooring, radiator, built-in cupboard providing some storage, wall mounted gas fire. Double-glazed aluminium sliding doors leading to large rear conservatory, partially-glazed door leading to entrance hall. The dining room is partially open plan to the lounge creating a lovely large room extending to a combined 26ft approx.

CONSERVATORY 20' 2" x 8' 2" (6.14m x 2.49m)

Built for some time with timber frame and single-glazed glass. The conservatory now has a solid roof and has partially glazed door providing access to rear patio and garden. The conservatory looks out approx. south to the rear gardens and has a very sunny aspect. There is also a partially glazed door leading directly into the kitchen.

KITCHEN 16' 10" x 8' 0" (5.13m x 2.44m)

Large kitchen space with carpet flooring, radiator, partially glazed door leading into conservatory and white uPVC double-glazed bow window with views of the rear garden. Fitted kitchen with some wall and floor units with a laminate work surfaces, stainless steel sink with double drainers and single bowl, Monobloc tap. Partially glazed door leads out to the walk way between the garage and main house providing an alternative access to the front, door leading off to WC.

WC 8' 0" x 4' 6" (2.44m x 1.37m)

Carpet flooring, rear facing white uPVC double-glazed window with privacy glass, radiator. Sink with single pedestal and chrome taps, toilet with low level cistern, electric shaving point, radiator. Please note the kitchen, garage and WC are extensions to the original property.



FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1 12' 4" x 10' 7" (3.76m x 3.22m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted cupboards to both sides of the chimney breast providing a good degree of storage and hanging space.

BATHROOM 6' 10" x 5' 8" (2.08m x 1.73m)

Laminate wood-effect flooring, white bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap with showerhead attachment fed from the main hot water system. The walls are finished in tile effect uPVC cladding, rear facing white uPVC double-glazed window with privacy glass. Chrome towel heater style radiator, loft access.

BEDROOM 2 11' 0" x 10' 7" (3.35m x 3.22m)

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views over the executive properties opposite.

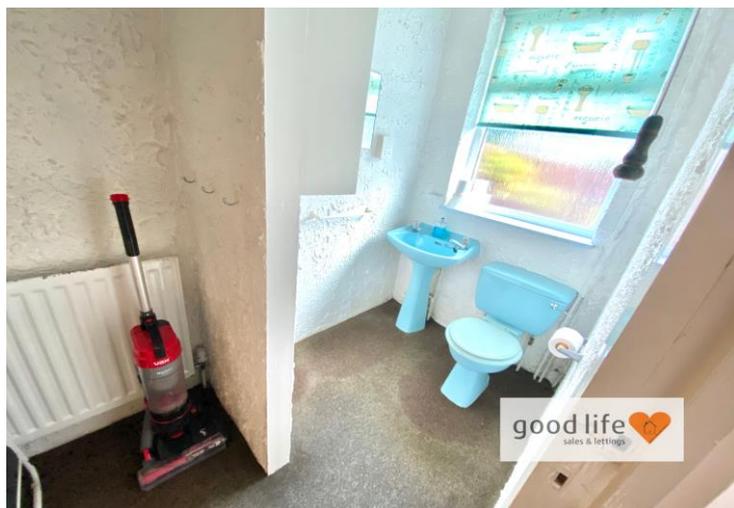
BEDROOM 3 7' 5" x 7' 0" (2.26m x 2.13m)

Carpet flooring, radiator, side facing white uPVC double-glazed window. This is a single bedroom.

EXTERNALLY

The property is set back from the road in the sought after Victoria Avenue with well maintained front garden and driveway suitable for parking 2 vehicles with the potential to extend further leading to garage with remote door. The property benefits from a good size rear garden which enjoys a south facing sunny aspect and backs onto rear access lane which provides potential for further driveway parking to the rear also, this may suit someone with a van or caravan or motorhome who requires additional parking facility with comfortable access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	66	
(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.