



Avenue Terrace, Ashbrooke, Sunderland

£145,000

3/4 BED TERRACED HOUSE WITH LARGE REAR COURTYARD

2 RECEPTION ROOMS (4TH BEDROOM)

NO CHAIN

EPC RATING D

ON STREET PARKING

POPULAR ASHBROOKE LOCATION CLOSE TO CITY CENTRE & TRANSPORT LINKS

3/4 BED TERRACED HOUSE – LARGE REAR COURTYARD & ON STREET PARKING – POPULAR ASHBROOKE LOCATION CLOSE TO CITY CENTRE & TRANSPORT LINKS – NO CHAIN. Good Life Homes are delighted to bring to the market this spacious, 3/4 bed terraced house in central Ashbrooke location close to Sunderland City Centre. The ground floor briefly comprises; double bedroom/second reception room, lounge, kitchen and bathroom. On the first floor are an additional 2 double bedrooms and a single bedroom. To the front of the property is a low maintenance paved garden with a small area of artificial grass. Externally to the rear, the property benefits from a very generous rear courtyard secluded by a large iron gate allowing a good degree of privacy, and also suitable for parking multiple vehicles if required. The property is situated in a central Ashbrooke location, allowing easy commuting to Sunderland City Centre and has the benefit of NO ONWARD CHAIN! 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 you won't pay us anything 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 VESTIBULE

Entrance via wooden double doors. Door leading off to entrance hall.

ENTRANCE HALL

Double radiator, stairs to first floor landing. 2 doors leading off, 1 to bedroom 1 (or reception room 2) and 1 to lounge.

BEDROOM 1 OR RECEPTION ROOM 2 14' 2" x 14' 0" (4.31m x 4.26m)

Measurements include the depth of bay window. Carpet flooring, double radiator, front facing white uPVC double-glazed bow window.

LOUNGE 16' 0" x 9' 1" (4.87m x 2.77m)

Laminate wood-effect flooring, double radiator, side facing white uPVC double-glazed window with view over yard, door leading off to under stairs cupboard providing useful storage. Door leading off to kitchen.

KITCHEN 11' 7" x 10' 10" (3.53m x 3.30m)

Measurements taken at widest points. Tiled flooring, double radiator, 2 rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a oak finish with contrasting work surface. Stainless steel sink with bowl and a half, single drainer and Monobloc tap, 4 ring gas hob with extractor chimney and built-in electric oven, space and plumbing for a washing machine. Door leading off to rear lobby.

REAR LOBBY

Door leading off to bathroom, door leading off to rear yard.

BATHROOM 7' 6" x 4' 3" (2.28m x 1.29m)

Tile flooring, double radiator, rear facing white uPVC double-glazed window. White bathroom comprising of; toilet with low level cistern and push button flush, sink with single pedestal and chrome taps, bath with panel and chrome tap with hand held shower. The walls are finished to approx half height in ceramic tiles. Wall mounted glass cabinet, extractor fan.

FIRST FLOOR LANDING

3 doors leading off to bedrooms.



BEDROOM 1 11' 4" x 12' 0" (3.45m x 3.65m)

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

BEDROOM 2 16' 0" x 10' 4" (4.87m x 3.15m)

Double radiator, side facing white uPVC double-glazed window. Rear facing white uPVC double-glazed window. Loft hatch. This is also a double bedroom.

BEDROOM 3 9' 1" x 6' 2" (2.77m x 1.88m)

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

EXTERNALLY

Low maintenance garden with gated access and pathway leading to the front. On street parking. To the rear there is a yard with bolted gated access suitable for parking multiple vehicles if required.



