



**good life**

**Worcester Terrace, Ashbrooke, Sunderland**

**£279,999**

**2 INDIVIDUAL HOMES FOR SALE WITH SHARED PRIVATE COURTYARD**

**COMPRISING 3 BED END VICTORIAN PERIOD TERRACE**

**+ 2 BED DETACHED COACH HOUSE WITHIN ENCLOSED COURTYARD**

**EPC RATING E**

TO BE SOLD AS ONE - A RARE OPPORTUNITY TO ACQUIRE TWO HOMES LINKED BY A SHARED PRIVATE COURTYARD WHICH WOULD BE PERFECT FOR CLOSE RELATIVE SHARED OCCUPATION. COMPRISING AN IMPOSING 3 BED VICTORIAN TERRACE WITH LARGE COURTYARD PLUS A MODERNISED 2 BEDROOM DETACHED COACH HOUSE. Good Life Homes are delighted to bring to the market an exceptional and rare opportunity to acquire 2 individual self-contained homes comprising an imposing period Victorian double fronted terrace and a detached Coach House both set within a private, enclosed courtyard within ASHBROOKE and just a few minutes walk into the City centre. The double fronted Victorian terrace comprises; period entrance hall with original staircase and two large reception rooms leading off, kitchen/dining room, ground floor bathroom, three first floor bedrooms, one of which has an en suite. To the front is a private enclosed and large courtyard with vehicle access. Opposite the main house and also looking over the courtyard is a detached coach house comprising; generous lounge, kitchen, 2 bedrooms on the first floor and a bathroom also on the first floor. 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 will pay nothing unless we sell your home!

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## ACCOMMODATION

### ENTRANCE PORCH

The property is entered via front door leading into entrance porch. Laminate wood-effect flooring, partially-glazed door leading into internal courtyard, partially-glazed door leading into kitchen.

### KITCHEN 15' 10" x 11' 8" (4.82m x 3.55m)

Measurements taken at widest points. Original tile flooring, double radiator, front facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a medium wood finish with contrasting laminate work surface. Space for electric cooker, space and plumbing for a washing machine, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for tall fridge/freezer. Door leading off to reception room 1, door leading off to internal lobby.

### INTERNAL LOBBY

Space and plumbing for a washing machine, door leading off to bathroom.

### BATHROOM 8' 10" x 8' 4" (2.69m x 2.54m)

Vinyl tile-effect flooring, double radiator, wooden framed double-glazed Velux style roof light allowing lots of light to stream into the space. uPVC cladding to the ceiling, recessed lights. Roll top bath with chrome feet, chrome tap with showerhead attachment, basin with chrome taps and pedestal, toilet with low level cistern.

### RECEPTION ROOM 1 19' 0" x 13' 5" (5.79m x 4.09m)

Measurements taken at widest points and into bay. Laminate wood-effect flooring, double radiator, white uPVC double-glazed bay window facing onto internal courtyard. Fire surround in a painted finish with stone-effect hearth and back and coal-effect gas fire. Built-in cupboards either side of the chimney breast providing additional storage. The room benefits from 10ft high ceilings with original coving. Door leading off to kitchen, door leading off to formal entrance.

### FORMAL ENTRANCE

Laminate wood effect flooring, double radiator, original staircase with wrought iron spindles, original turned hand rail and balustrade. Partially-glazed door entrance door, doors leading to reception room 1, door leading to reception room 2.

### RECEPTION ROOM 2 18' 9" x 13' 10" (5.71m x 4.21m)

Measurements taken at widest points and into bay. Carpet flooring, double radiator, white uPVC double-glazed bay window with views over internal courtyard. Currently used as bedroom by the current occupants.

### FIRST FLOOR LANDING

White uPVC double-glazed window with views onto internal courtyard, door leading off to master bedroom and door leading off to bedrooms.

### MASTER BEDROOM 16' 6" x 13' 5" (5.03m x 4.09m)

Measurements taken at widest points. Carpet flooring, front facing white uPVC double-glazed window, double radiator. Lovely original fire place with tiled hearth. Door leading off to en-suite.



### EN-SUITE 8' 6" x 4' 4" (2.59m x 1.32m)

Vinyl tile-effect flooring, single radiator, white toilet with built-in cistern, sink built into unit with chrome tap, double shower cubicle with walk-in shower, fixed glass shower screen and shower fed from the main hot water system. The walls around sink, toilet and shower are finished in a tile-effect uPVC cladding. Extractor fan. This is a good size double bedroom.

### BEDROOM 2 14' 0" x 8' 10" (4.26m x 2.69m)

Laminate wood-effect flooring, single radiator, side facing white uPVC double-glazed window. This is a good size double.

### BEDROOM 3 10' 6" x 7' 0" (3.20m x 2.13m)

Natural wood flooring, single radiator, front facing white uPVC double-glazed window with views over internal courtyard. This is a small double bedroom.

### REAR COURTYARD

To the front of the property is an enclosed courtyard comprising; various seating areas and area of lawn. Electric roller shutter garage door providing vehicle access if required and access to the detached property 1a, the details which will follow.

### COACH HOUSE

### SMALL ENTRANCE HALL

The property has its own front door. Carpet flooring, single radiator, carpeted stairs to first floor landing, partially-glazed door leading off to lounge.

### LOUNGE 20' 0" x 11' 6" (6.09m x 3.50m)

Carpet flooring, double radiator, double glazed sliding doors leading off to enclosed courtyard, door leading off to entrance, under stairs cupboard, partially-glazed door leading to kitchen.

### KITCHEN 13' 0" x 9' 0" (3.96m x 2.74m)

Tile flooring, double radiator, wooden framed double-glazed window facing out to enclosed courtyard. Fitted kitchen with a range of wall and floor units in a painted white finish with contrasting laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Wall mounted Combi boiler, space and plumbing for a washing machine, space for gas cooker, space for tall fridge/freezer. Door leading out to enclosed courtyard, door leading to lounge.



