

Eastfield Street  
Barnes  
Sunderland  
SR4 7SA



good life sales & lettings

# Eastfield Street

£169,995

## INTRODUCTION

STUNNING 3 BED DOUBLE FRONTED END TERRACE COTTAGE WHICH HAS BEEN UPDATED FROM TOP TO BOTTOM TO CREATE A FABULOUS READY TO MOVE INTO STYLISH HOME !!

## ENTRANCE HALL

Laminate wood-effect flooring, radiator, recessed LED lights to ceiling. Doors leading off to bedroom 1, bedroom 2 and lounge.

## BEDROOM 1

Carpet flooring, radiator, recessed lights to ceiling. Front facing uPVC double-glazed window.

## BEDROOM 2

Carpet flooring, front facing uPVC double-glazed bay window, recessed lights to ceiling, radiator.

## LOUNGE

Superb central lounge with carpet flooring, double convector radiator, uPVC double-glazed window, doors leading off the entrance hall, bedroom 3 and dining kitchen. Recessed lights to ceiling. Wall mounted thermostat for the central heating system.

## BEDROOM 3

Carpet, radiator, radiator, rear facing white uPVC double-glazed window. Recessed lights to the ceiling. This is also a double bedroom.

## DINING KITCHEN

Laminate wood-effect flooring, uPVC double-glazed window. Modern fitted kitchen with a range of wall and floor units in a white finish with grey wood-effect laminate work surfaces, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated fridge/freezer, space for a washing machine, integrated oven, 4 ring ceramic hob, designer style extractor chimney, stylish vertical radiators to 1 end of the kitchen. Door leading off to the rear lobby.

## REAR LOBBY

Porcelain marble style floor tiles, white uPVC double-glazed window facing the rear courtyard, door leading off to the bathroom.

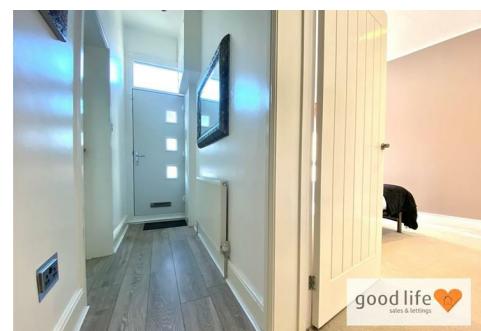
## BATHROOM

Porcelain wall and floor tiles in a marble style, bath with black tap and showerhead attachment, bowl style sink with black tap set within a drawer unit with stylish marble style top, toilet with concealed cistern and push button flush, separate shower cubicle built-in with black shower fed from the main hot water system comprising; water fall style shower and separate hand held shower. Vertical designer style radiator. Lantau style sky light, white uPVC double-glazed window with privacy glass facing out onto rear courtyard, extractor fan. Underfloor heating in addition to the vertical designer style radiator.

## EXTERNALLY

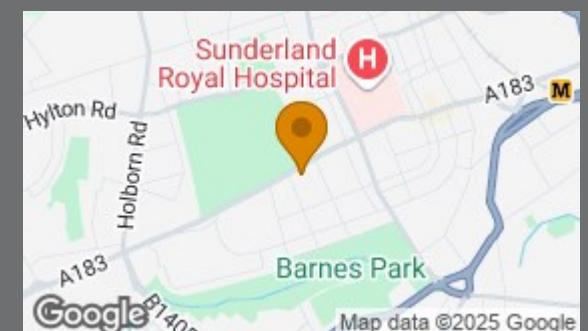
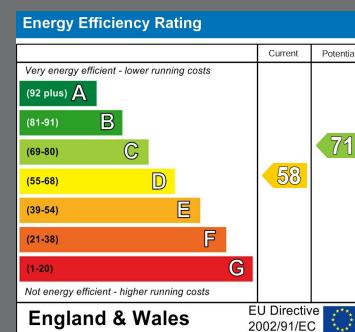
Set back from the street with a paved front, brick boundary wall with grey painted timber fence. Attractive external render in light grey finish.

Small outbuilding to rear providing useful storage. Pedestrian gated access for refuse bins etc. Car parking is on street although there is space to create car access to the rear courtyard in the future.



**Local Authority**  
Sunderland

**Council Tax Band**  
B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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