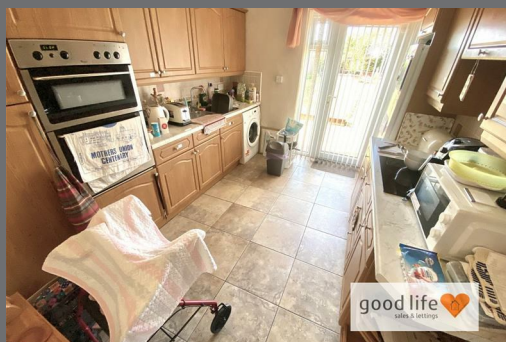


Aysgarth Avenue
Grangetown
Sunderland
SR2 9RT



good life 
sales & lettings

Aysgarth Avenue

£135,000

INTRODUCTION

3 BEDROOM SEMI-DETACHED - LARGE REAR GARDEN PLOT - DOUBLE GLAZING - DRIVEWAY - NO CHAIN ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing, front facing white uPVC double-glazed window, electric storage heating, built in cupboard, 3 doors leading off, 1 to bathroom, 1 to dining kitchen and 1 to the lounge.

BATHROOM

Vinyl tile effect flooring, electric heater, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome taps with showerhead attachment. Side facing white uPVC double-glazed window with privacy glass, extractor fan. The walls are finished in their entirety with ceramic tiles and decorative border.

LOUNGE

Good size lounge.

Carpet flooring, electric storage heater, decorative fire surround in a white finish with quartz hearth and back and providing space for electric fire, front facing white uPVC double-glazed window. Open plan double door way leading through to separate dining room.

SEPERATE DINING ROOM

Open plan to lounge.

Carpet flooring, electric storage heater, white uPVC double-glazed sliding doors leading to the rear garden and patio.

KITCHEN

Tiled flooring, electric storage heater, fully fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces. Integrated double electric oven, 4 ring ceramic hob, stainless steel sink with bowl and a half, single drainer and Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer, white uPVC double-glazed door leading out to the rear garden.

FIRST FLOOR LANDING

Electric storage heater, side facing white uPVC double-glazed window, loft hatch, 3 doors leading off all to bedrooms. Please note, it appears the electric storage heater to the first floor landing also provides heat to the 3 bedrooms.

BEDROOM 1

Measurements include depth of fitted wardrobes.

This is a large double bedroom, which is occasionally split into 2 single bedrooms to create a 4 bedroom home with there being a uPVC double-glazed window to the front and rear elevations of the room.

BEDROOM 2

Large enough to accommodate a double bed, this would be classed as a generous single bedroom.

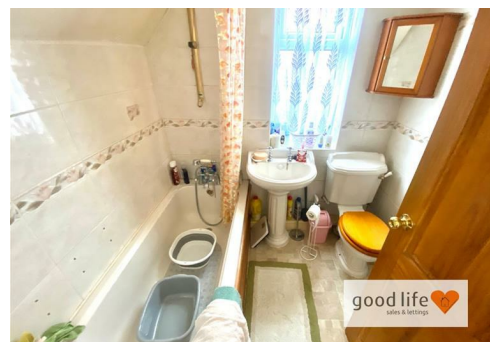
Carpet flooring, rear facing white uPVC double-glazed window with views over the garden.

BEDROOM 3

Single bedroom.

Carpet flooring, front facing white uPVC double-glazed window.

EXTERNALLY



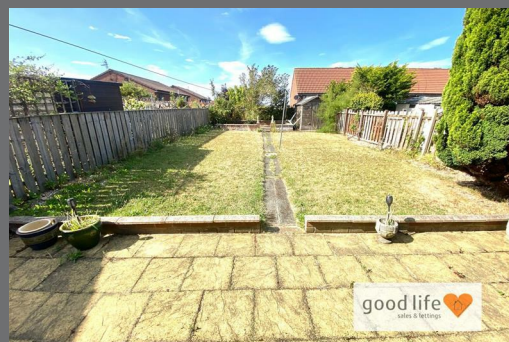
Local Authority
Sunderland

Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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