

Chatsworth Street  
High Barnes  
Sunderland  
SR4 7TR



good life   
sales & lettings

# Chatsworth Street

## £185,000

### INTRODUCTION

IMPRESSIVE 4 BEDROOM TERRACED HOME - BEAUTIFULLY PRESENTED THROUGHOUT - 2 LARGE RECEPTION ROOMS - KITCHEN + LARGE UTILITY - DOWNTAIRS WC & UPSTAIRS BATHROOM - LOVELY SUN TRAP COURTYARD TO REAR - NEW ROOF IN RECENT YEARS - READY TO MOVE INTO SPACIOUS FAMILY HOME ...

### ENTRANCE VESTIBULE

Jute carpet flooring, stylish built-in cupboard which houses the electric meter and fuse box. Partially-glazed door leading to entrance hall.

### ENTRANCE HALL

2 double radiators, laminate wood-effect flooring, carpeted stairs to first floor landing with original staircase, 2 built-in cupboards providing storage and also the location of an additional fridge/freezer and additional appliance. Door leading off to reception room 1, door leading off to reception room 2, door leading off to kitchen. White uPVC double-glazed window provides extra light to the entrance hall to the rear of the passage.

### RECEPTION ROOM 1

Measurements taken at widest point and into bay.

Lovely high ceilings approx. 9ft 10" high in this gorgeous room with large white uPVC double-glazed bay window. Feature fire on the chimney breast providing focal point and the room is heated by a single and double radiator.

### RECEPTION ROOM 2

Laminate wood-effect flooring, double radiator, lovely high ceilings and white uPVC double-glazed patio doors leading to the rear patio and courtyard garden. Very tasteful fireplace in a black finish with marble hearth and back and built-in coal-effect gas fire providing terrific focal point to the room with matching built-in cabinet to one side of the chimney breast.

### KITCHEN

Laminate tile-effect flooring, white uPVC double-glazed window facing out onto rear courtyard. Stylish modern fitted kitchen with a range of wall and floor units in a grey finish with contrasting laminate wood-effect work surfaces, built-in cupboard houses a modern Combi boiler. Stainless steel sink with circular bowl, matching drainer and Monobloc tap. Central to the kitchen is an impressive Belling range style oven with 5 ring gas hob and feature extractor chimney in stainless steel finish. Door leads off to a kitchen 2/utility.

### KITCHEN 2/UTILITY

Large double radiator, white uPVC double-glazed window and white uPVC double-glazed door leading out to the rear courtyard. The walls are finished in uPVC cladding and there is a fitted kitchen with a range of units in a white finish with contrasting laminate wood-effect work surface. Additional stainless steel sink with circular bowl, matching drainer and Monobloc tap, under bench space for washing machine and dryer. Door leads off to downstairs WC.

### W C

Laminate tile-effect flooring, hand basin with chrome tap built into vanity unit below, toilet with low level cistern. The walls and ceiling are finished uPVC cladding with recessed lights to ceiling.

### HALF LANDING

Door leading off to WC, stairs to front and rear landing.

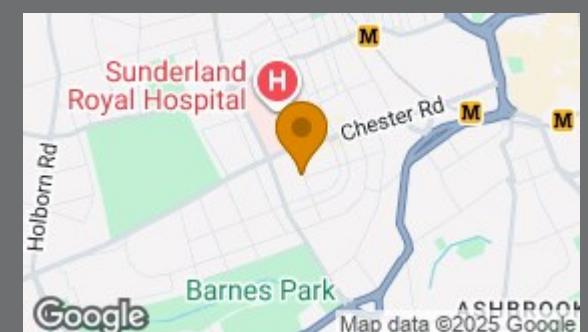
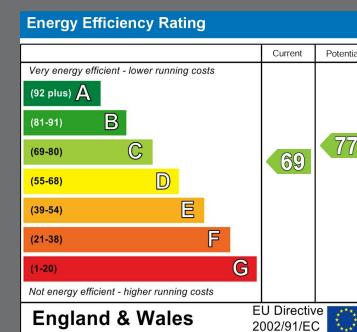
### W C

Vinyl tile-effect flooring, white uPVC double-glazed window with privacy glass, white toilet with low level cistern.



**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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