

Sydenham Terrace  
Barnes  
Sunderland  
SR4 7JG



good life   
sales & lettings

# Sydenham Terrace

£135,000

## INTRODUCTION

3 BEDROOM MID TERRACE - MODERNISED & WELL PRESENTED - UPDATED ELECTRICS - GCH & DOUBLE GLAZING - RECENT IMPRESSIVE KITCHEN - NO CHAIN - WALKING DISTANCE TO CHESTER ROAD ...

## ENTRANCE VESTIBULE

Entrance via uPVC double-glazed door. Laminate wood-effect flooring, partially-glazed door leading to entrance hall.

## ENTRANCE HALL

Laminate wood-effect flooring, double radiator, carpeted stairs to half landing, 3 doors leading off, 2 to reception rooms and 1 to kitchen.

## RECEPTION ROOM 1

Measurements taken at widest points, into bay and into alcoves

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bay window. Lovely original ceiling which has been individually decorated.

## RECEPTIONS ROOM 2

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Fireplace with electric fire, built in cupboard housing combi boiler.

## KITCHEN

Recently installed modern fitted kitchen with a range of wall and floor units in a light grey high gloss finish with stylish laminate wood-effect work surfaces and matching upstands, integrated electric oven, 4 ring ceramic hob, feature extractor chimney in a black finish with matching glass splash back, granite style sink with single bowl, single drainer and monobloc tap, space for tall fridge/freezer, integrated dishwasher, built in cupboard, white uPVC double-glazed window facing onto the rear yard, white uPVC double-glazed door leading out to rear yard.

## HALF LANDING

Door leading off to bathroom, stairs to full landing.

## BATHROOM

Wet room style shower room with vinyl flooring, white toilet with low level cistern, white sink with single pedestal and chrome taps, shower fed from the main combi boiler system. The walls are completely tiled in a ceramic tile with extractor fan and rear facing white uPVC double-glazed window with privacy glass.

## FIRST FLOOR LANDING

Built in cupboard, 3 doors leading off all to bedrooms.

## BEDROOM 1

Measurements are approx.

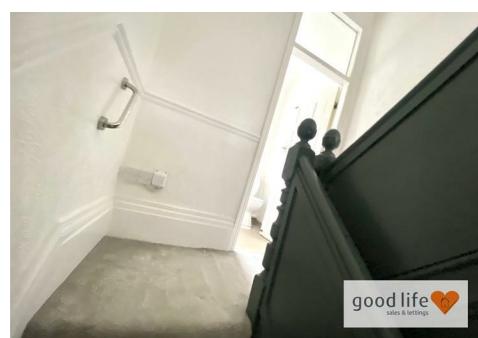
Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built in cupboard.

## BEDROOM 2

Measurements are approx.

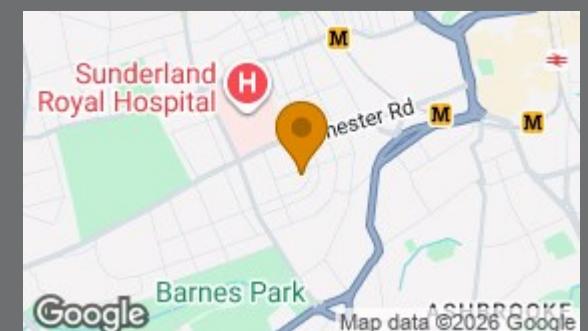
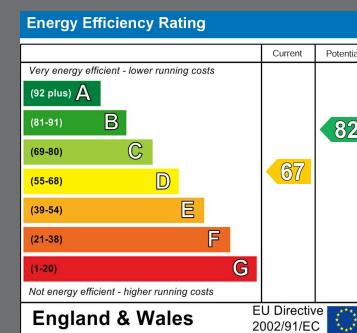
Also large double bedroom.

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



**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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