

Otto Terrace
Thornhill
Sunderland
SR2 7LR



good life
sales & lettings



Otto Terrace

£210,000

INTRODUCTION

6 BED VICTORIAN END TERRACE - ACCOMMODATION OVER 3 FLOORS - MANY ORIGINAL FEATURES - 2 LARGE RECEPTION ROOMS - SPACIOUS DINING KITCHEN - UTILITY ROOM & SEPARATE WCs - LARGE DOUBLE GARAGE - RECENT ROOF, WINDOWS & BOILER - CONVENIENT FOR THORNHILL SCHOOL

EXTERNAL FRONT

Four steps rise to the original front entrance door, which opens into the entrance vestibule.

ENTRANCE VESTIBULE

Retaining original tiled flooring and an original glazed internal door opening into the entrance hall.

ENTRANCE HALL

A particularly generous entrance hall with a radiator and an original carpeted staircase rising to the upper floors. The staircase retains its original handrail, carved newel post, balustrade and spindles. An under stairs cupboard provides useful storage, while doors lead to both reception rooms and the dining kitchen.

RECEPTION ROOM 1

Measurements taken into the bay. A large front reception room with carpeted flooring, a front-facing UPVC double glazed bay window and a double radiator. The room has an approximately 10ft 6in ceiling with original coving, together with an original carved timber fireplace incorporating tiled inserts, a brass fender and an open fire.

RECEPTION ROOM 2

A further substantial reception room with carpeted flooring, a radiator and an approximately 10ft 6in ceiling. An attractive timber fireplace has tiled detailing, while two rear-facing UPVC double glazed windows overlook the courtyard.

DINING KITCHEN

Measurements taken at widest points. A spacious dining kitchen with tiled flooring and a rear-facing UPVC double glazed window overlooking the courtyard. Fitted with a range of timber-finish wall and floor cabinets, contrasting laminate work surfaces, an integrated electric oven and a gas hob. A resin-style one-and-a-half bowl sink with single drainer and Monobloc tap is also provided, together with space and plumbing for a dishwasher and ample room for a dining table and chairs. A door leads to the utility room.

UTILITY ROOM

With tiled flooring and a UPVC double glazed door opening to the rear courtyard. The room includes a stainless-steel single bowl sink and drainer with Monobloc tap, a modern wall-mounted combi condensing boiler, space and plumbing for a washing machine and space for an under-counter fridge. A door also leads to the ground-floor WC.

GROUND FLOOR WC

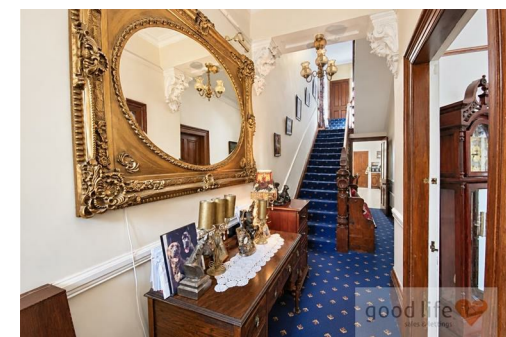
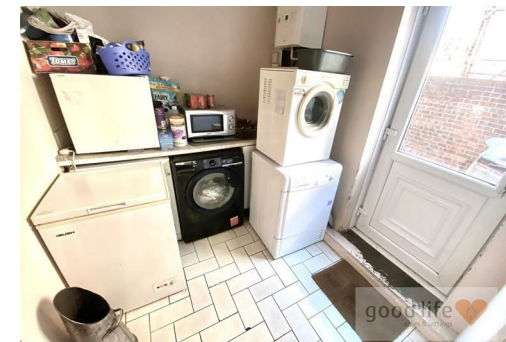
Accessed from the utility room.

HALF LANDING

A side-facing UPVC double glazed window is positioned within the gable end. Doors and stairs connect the split-level first-floor landing areas.

SEPERATE WC

Situated off the half landing and fitted with a WC and hand basin. A side-facing UPVC double glazed window incorporates privacy glass.



Local Authority

Council Tax Band
C

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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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