

Abingdon Street
Barnes
Sunderland
SR4 7RU



good life 
sales & lettings

Abingdon Street

£139,995

INTRODUCTION

3 BEDROOM MID TERRACE - ONE LEVEL LIVING - SOUGHT AFTER LOCATION - WELL PRESENTED - LARGE REAR COURTYARD - NO CHAIN

FRONT EXTERNAL

Low maintenance front garden. Double fronted cottage with a uPVC double glazed door leading into entrance vestibule.

ENTRANCE VESTIBULE

Carpeted flooring. This is where the electric consumer unit, electric meter and gas meter are located. There is a partially glazed original door which has been stripped back, leading into entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, high ceilings. 3 doors leading off to 2 bedrooms and the internal lounge.

BEDROOM 1

Versatile room, traditionally used as a bedroom. The current owner is currently using this room as a secondary living space. Carpet flooring with a large double radiator. Lovely high ceilings with original covings and cornices. Stripped back original door. Gorgeous front facing, white uPVC bay window. This is a large double bedroom or a good sized lounge, which would accommodate most furniture arrangements.

BEDROOM 2

Also a double bedroom. It has natural wood flooring and beautiful cast fireplace with original tiles inset continuing onto the hearth. Double radiator. White uPVC double glazed window, front facing. Original stripped back door.

LOUNGE

Good sized, spacious lounge set up as a dining room by the current owner. Carpeted flooring. Large double and smaller single radiators. White double glazed uPVC windows with views over the rear yard. There is a cast fireplace. Three doors leading off to bedroom 3, the entrance hall and the kitchen.

BEDROOM 3

A double bedroom with carpeted flooring. Double radiator. White uPVC double glazed window, which is rear facing and looking over the yard.

KITCHEN

Tiled flooring, double radiator. White uPVC double glazed window with views over the yard. White uPVC door providing access directly to rear yard. A fitted kitchen with a range of wall and floor units in a cream finish with natural wood work surfaces. Large ceramic sink with chrome Monobloc tap. Integrated electric oven. 5 ring gas hob with feature extractor chimney. There is an integrated microwave. There is space for a washing machine and a tall fridge freezer. A built in cupboard houses a combi boiler. Natural stripped back door leading into bathroom.

BATHROOM

Natural wood flooring, radiator. White uPVC double glazed window with privacy glass facing out to the yard. There is a freestanding style bath with chrome taps and shower attachment. Toilet with a low level cistern. Sink with single chrome tap. Corner shower that is fed through the main hot water system. Chrome towel heated style radiator.

REAR YARD

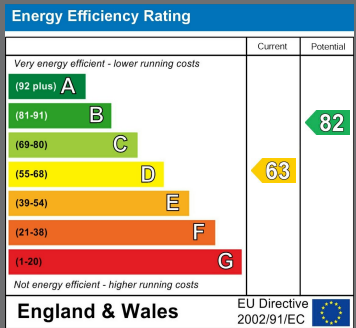
Well spaced rear yard with electric roller shutter door allowing comfortable vehicle access. Typical to double fronted cottages, the rear yard is very generously proportioned and enjoys a sunny aspect during various points of the day.



Local Authority

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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