

Alice Street
Ashbrooke
Sunderland
SR2 7AL



Alice Street

£130,000

INTRODUCTION

3 BEDROOM MID TERRACE - PERIOD HOME - 2 SEPARATE RECEPTION ROOMS - GARAGE TO REAR - EDGE OF CITY CENTRE

- CLOSE TO METRO - NO CHAIN ...

ENTRANCE VESTIBULE

Carpet flooring, partially-glazed door leading to the entrance hall.

ENTRANCE HALL

Carpet flooring, large double radiator, original staircase to first floor landing. 3 doors leading off, 2 to reception rooms and 1 to Kitchen.

RECEPTION ROOM 1

Large formal reception room

Carpet flooring, 2 radiators, front facing timber framed bay window with secondary glazing and painted panelling either side. Statement fireplace in a painted finish with quartz hearth and back and built in coal effect gas fire. Lovely high ceiling extending approx. 10 foot with original coving around the perimeter.

RECEPTION ROOM 2

Also a large reception room.

Carpet flooring, double radiator, wooden framed single-glazed window with secondary glazing added.

KITCHEN

Fairly modern kitchen with a range of wall and floor units in a cream finish with contrasting laminate work surface, integrated electric oven, 4 ring gas hob, ceramic sink with bowl and a half, single drainer and monobloc tap, space and plumbing for a washing machine, space for a tall fridge/freezer, wall mounted Worcester Bosch combi boiler, wooden framed single-glazed window facing onto the rear court yard, laminate tile effect flooring. Door leading off to rear lobby.

REAR LOBBY

Laminate tile effect flooring. Door leading off to garage, door leading off to cupboard, door leading off to bathroom.

BATHROOM

Laminate tile effect flooring, double radiator, wooden framed single-glazed window with privacy glass facing into the garage. Double shower cubicle with sliding glass doors and shower fed from the main combi boiler system, toilet with low level cistern, sink with single pedestal and chrome taps.

FIRST FLOOR LANDING

Rear facing timber window with secondary glazing added, built in cupboard with sliding doors, loft hatch, 3 doors leading off all to bedrooms.

BEDROOM 1

Double bedroom.

Carpet flooring, radiator, wooden framed single-glazed window with secondary glazing added.

BEDROOM 3

Comfortable single bedroom

Carpet flooring, wooden framed single-glazed window with secondary glazing added.



Local Authority
Sunderland

Council Tax Band
A

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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