

Shaftesbury Avenue

Ryhope
Sunderland
SR2 0AQ



Shaftesbury Avenue

£120,000

INTRODUCTION

3 BED SEMI-DETACHED - POPULAR LOCATION - REQUIRES SOME UPDATING - HAS UPVC DG & GCH - GOOD SIZE REAR GARDEN PLOT - LOVELY FAMILY HOME - NO CHAIN ...

ENTRANCE PORCH

Entrance via GRP double-glazed front door. Carpet flooring, white uPVC double-glazed windows. Partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator concealed behind cover, under stairs cupboard, carpeted stairs to first floor landing, side facing white uPVC double-glazed window. Door leading off to lounge, door leading off to dining kitchen.

LOUNGE

Measurements taken at widest points.

Carpet flooring, coal effect gas fire, large double radiator, front facing white uPVC double-glazed bow window.

DINING KITCHEN

Positioned across the rear of the property. The dining kitchen is split into 2 areas, 1 area comprising; fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate work surfaces, space for tall fridge/freezer, space and plumbing for a washing machine, space and plumbing for a gas cooker. Natural dining or secondary lounge area with coal effect gas fire, fireplace with stone effect hearth and back, white uPVC double-glazed window overlooking the rear garden, radiator concealed behind radiator cover. Built in cupboard providing additional storage, white uPVC double-glazed door leads out the side enclosed area.

REAR ENCLOSED LOBBY

Linking the main house to the wash house and former coal house, the enclosed lobby has had a roof built over the top. UPVC door leading to the front of the property and uPVC door leading to the rear, rear facing white uPVC double-glazed window providing natural light to the space. Former coal house leading off and former wash house which has water supply, Belfast sink with chrome tap, rear facing white uPVC double-glazed window and electric socket.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Converted into a wet room style recently. White toilet with low level cistern, white sink with single pedestal and chrome tap, shower fed from the main hot water system. Vinyl flooring, radiator, 2 white uPVC double-glazed windows with privacy glass, rear and side facing, chrome towel heater style radiator. The walls have been finished in a uPVC cladding, extractor fan.

BEDROOM 1

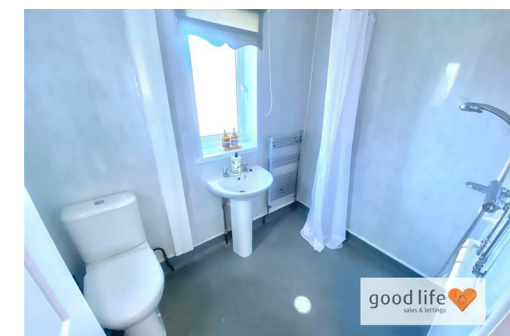
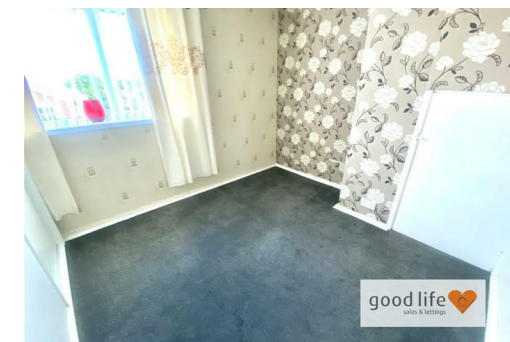
Measurements do not include depth of fitted wardrobes.

Double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window. Double fitted wardrobes with sliding doors.

BEDROOM 2

Measurements do not include depth of fitted wardrobes. Also a double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Extensive fitted wardrobes to 1 wall with sliding doors providing a good degree of storage and hanging space.



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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