

Norman Avenue
Silksworth
Sunderland
SR3 2EH



Norman Avenue

£115,000

INTRODUCTION

SPACIOUS 3 BED SEMI-DETACHED - HAS MOSTLY UPVC DOUBLE GLAZING - NEW COMBI BOILER IN RECENT YEARS - NICE GARDEN PLOT & NICE STREET - CONCRETE SECTIONAL GARAGE TO REAR - REQUIRES SOME GENERAL UPDATING - PRICED TO REFLECT - NO CHAIN ...

ENTRANCE HALL

Carpet flooring, double radiator, carpeted stairs to first floor landing, front facing white uPVC double-glazed window with privacy glass. Door leading off to kitchen, door leading off to dining room.

LOUNGE

Lovely size large lounge typical in this larger style semi-detached house.

Carpet flooring, double radiator, front facing white uPVC double-glazed window, feature fire surround with electric fire. The room is open plan to what would have originally been a separate dining room but is now more or less combined with the living room.

DINING ROOM

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Open plan to the lounge creating a lovely large open space of approx. 24ft length with windows front and back.

KITCHEN

Carpet tile flooring, radiator, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surface. Stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for gas cooker. External door leading into the utility area.

UTILITY ROOM

Hardwood door to the front and external door rear garden, corrugated roof above and the wash house/coal house and toilet leading off. The wash house has front facing uPVC single-glazed window, outside tap with plumbing for washing machine and electric sockets. The toilet has high level cistern and wooden framed single-glazed window. The coal house provides handy storage.

FIRST FLOOR LANDING

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

BATHROOM

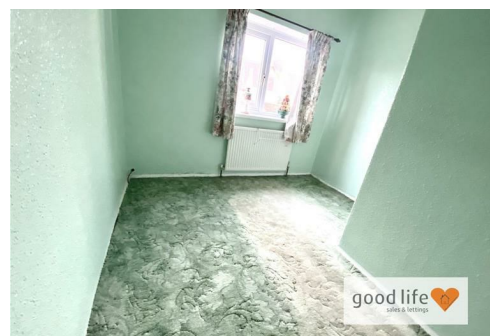
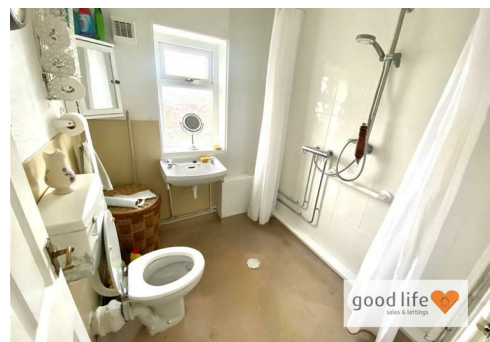
Converted into a wet room with vinyl flooring and wet room waste, shower fed from the main combi boiler system with shower rail and curtain, sink with single pedestal and chrome taps, toilet with mid level cistern, rear facing white uPVC double-glazed window with privacy glass.

BEDROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Built in cupboard. This is a large double bedroom.

BEDROOM 2

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



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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