

Thelma Street
High Barnes
Sunderland
SR4 7HA



Thelma Street

£75,000

INTRODUCTION

2 BED 2 RECEPTION ROOM MID TERRACE - LOCATED JUST OFF CHESTER RD IN POPULAR STREET - REMOTE ROLLER SHUTTER TO REAR - LARGE REAR COURTYARD - UPVC DOUBLE GLAZING & GAS CENTRAL HEATING - MAY REQUIRE SOME UPDATING ...

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Carpet flooring, built in cupboard housing the recently replaced consumer unit, electric meter. Door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, double radiator, carpeted stairs to first floor landing. Door leading off to lounge, external door leading off to rear courtyard, door leading off to kitchen, 2 under stairs cupboards.

RECEPTION ROOM 1

Large living room or ground floor bedroom potential.

Carpet flooring, radiator, front facing white uPVC double-glazed bay window, decorative fire surround with quartz hearth and back and built in coal effect gas fire. Double doors leading through into separate dining room.

DINING ROOM

Carpet flooring, radiator, double glazed aluminium doors leading out to the rear courtyard and garden, double doors leading into the front lounge.

KITCHEN

Tile effect laminate flooring, white uPVC double-glazed window facing onto rear courtyard. Fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate work surfaces, stainless steel sink with single bowl, single drainer and matching Monobloc tap, space for tall fridge/freezer, integrated electric oven, 4 ring gas hob and integrated extractor hood. Built in cupboard providing storage, door leads off to separate utility room located to the rear of property.

UTILITY ROOM

Laminate wood-effect flooring, plumbing for washing machine, wall mounted combi boiler, rear facing white uPVC double-glazed window.

HALF LANDING

Door leading off to bathroom, stairs to first floor landing.

BATHROOM

Laminate tile effect flooring, white uPVC double-glazed window with privacy glass, toilet with low level cistern, bath with panel and chrome taps, sink with single pedestal and chrome taps, electric shower over the shower cubicle with shower rail and curtain. The walls are completely finished in a ceramic tile with decorative border.

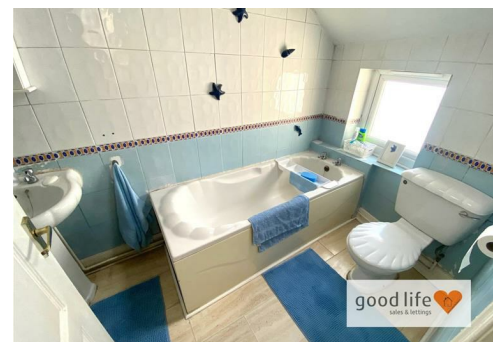
FIRST FLOOR LANDING

Built in cupboard providing useful storage, 2 doors leading off both to bedrooms.

BEDROOM 1


Measurements do not include the depth of the bay window which would add another 3ft to the room width in that area.

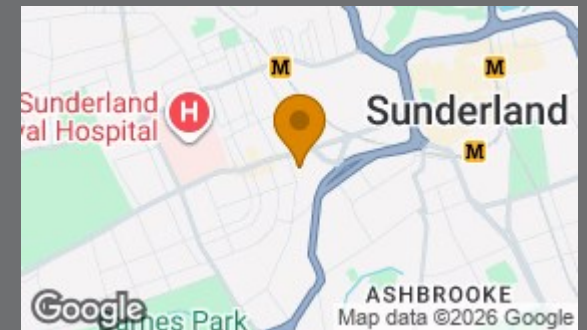
Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with additional storage. This is a large double bedroom.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		



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



Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

