

Woodstock Avenue  
Grangetown  
Sunderland  
SR2 9QD



# Woodstock Avenue

£170,000

## INTRODUCTION

SOUGHT AFTER 3 BEDROOM HOME - CENTRAL GRANGETOWN - WELL PRESENTED THROUGHOUT - LARGE REAR GARDEN PLOT - POTENTIAL FOR REAR DRIVEWAY/GARAGE - NO CHAIN ...

## ENTRANCE HALL

Laminate wood-effect flooring, front facing white uPVC double-glazed window with privacy glass, built in cupboard housing the electric meter and consumer unit, large double radiator, carpeted stairs to first floor landing, understairs cupboard providing useful storage, wall mounted boiler controls and thermostat, 2 doors leading off, 1 to reception room 1 and 1 to dining/kitchen.

## RECEPTION ROOM 1

Laminate wood-effect flooring, large double radiator, front facing white uPVC double-glazed bay window. Feature fire surround in marble effect wrap and built in electric fire. This is a lovely reception room.

## DINING KITCHEN

Lovely large space which has been opened up to create a beautiful kitchen dining room. Laminate wood-effect flooring, large double radiator, rear facing white uPVC double-glazed windows and white uPVC double-glazed doors leading out to raised decked patio and garden beyond. Modern fitted kitchen with a range of wall and floor units in a cream finish with natural wood work surfaces, ceramic sink with single bowl, single drainer and monobloc tap. Space and plumbing for a washing machine, space for tall fridge/freezer, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish. Built in cupboard housing a Worcester Bosch combi boiler.

## FIRST FLOOR LANDING

Original period staircase, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BATHROOM

Spacious bathroom, travertine style flooring which extends to similar ceramic tiles on the walls. White bath with panel, glass shower screen over, chrome taps with showerhead attachment and separate shower fed from the combi boiler system, white toilet with low level cistern, white sink with single pedestal and chrome tap. Radiator, extractor fan, rear facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling.

## BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. Good size double bedroom and there is large white double wardrobes which are available to stay if required.

## BEDROOM 2

Also good size double bedroom.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window, 2 sets of double wardrobes in a neutral finish, which can stay if required.

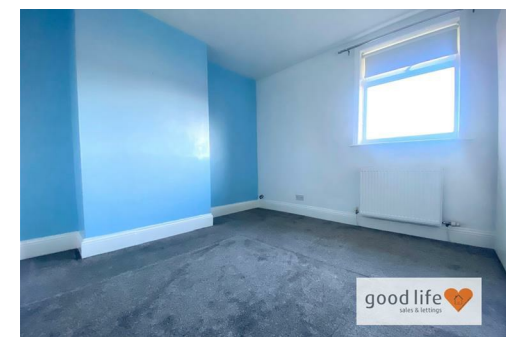
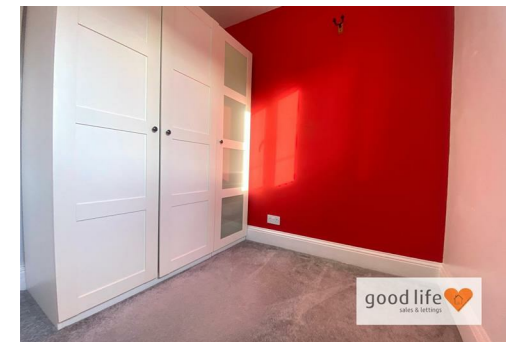
## BEDROOM 3

Good size single bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Set of double and single wardrobes in this room in a neutral cream finish, which can stay if required.

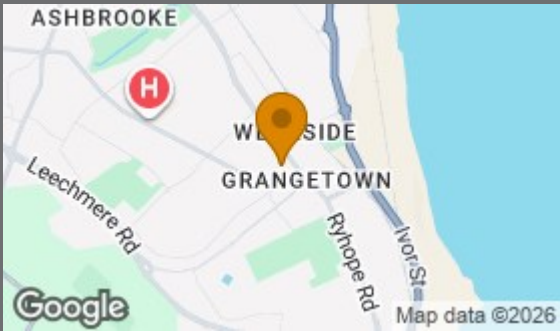
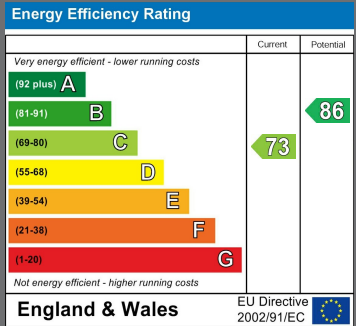
## EXTERNALLY

Well maintained front garden with some on street parking to the front. Pathway leading to uPVC double-glazed door.



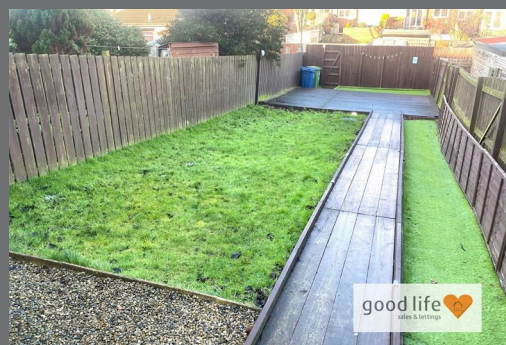
Local Authority  
Sunderland

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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