

General Graham Street
Barnes
Sunderland
SR4 7HL





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General Graham Street

Asking Price £165,000

INTRODUCTION

3 DOUBLE BEDROOM END OF TERRACE HOUSE - LARGER THAN STANDARD - 2 RECEPTION ROOMS - FABULOUS HUGE BATHROOM - UTILITY & WC - REAR COURTYARD WITH LARGE ELECTRIC ROLLER SHUTTER - BEAUTIFULLY PRESENTED THROUGHOUT - POTENTIALLY NO CHAIN ...

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door situated on the gable end. Laminate wood-effect flooring, meter cupboard, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Double radiator, large walk in cupboard approx. 3ft x 10ft in diameter providing lots of storage space. 4 doors leading off, 2 to bedrooms, 1 to lounge, 1 to dining room.

BEDROOM 1

11'10 x 10'9

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. This is a large double bedroom.

BEDROOM 2

11'10 x 10'9

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window. This is also a large double bedroom.

RECEPTION ROOM 1

15'5 x 13'6

Measurements taken at widest points and into bay.

Laminate wood-effect flooring, 2 large double radiators, log burning stove set with the fireplace with slate hearth, white uPVC double-glazed bay window with original panelling either side. Lovely high ceilings with original coving and centre piece. This is a gorgeous room.

RECEPTION ROOM 2

13'9 x 10'7

Currently used as a formal dining room. This is also a lovely room.

Laminate wood-effect flooring, large double radiator, open plan staircase to first floor, rear facing white uPVC double-glazed window, door leading to the kitchen.

KITCHEN

10'9 x 9'4

Laminate wood-effect flooring, double radiator, recently installed fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting wood-effect laminate work surfaces including a breakfast return suitable for informal dining. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, space for dishwasher, stainless steel sink with single bowl, single drainer and Monobloc tap, white uPVC double-glazed window facing onto rear courtyard and white uPVC double-glazed door also leading out to rear courtyard. Door leading off to utility.

UTILITY ROOM

5'4 x 4'8

Laminate wood-effect flooring, white uPVC double-glazed window with privacy glass leading to the rear courtyard, wall mounted boiler, space and plumbing for a washing machine, space for tall fridge/freezer, laminate wood-effect work bench suitable for practical storage and laundry basket. Door leading off to WC.

W C

5'0 x 2'10

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, hand basin with chrome taps, extractor fan.

FIRST FLOOR LANDING

Lovely landing providing storage opportunities or a lovely work space for working from home. Double radiator, white uPVC double-glazed bay window offering lots of light into the general landing area. 2 doors leading off, 1 to large double bedroom and 1 to large bathroom.

BATHROOM

14'1 x 10'7

Huge family bathroom with porcelain tile flooring, double radiator, 2 double glazed roof windows. Separate bath built with tiled panelling and chrome taps, sink with single pedestal and chrome taps, toilet with low level cistern, separate quadrant shower cubicle with sliding doors and shower fed from the main hot water system comprising: fixed overhead shower and separate hand held shower. Bespoke cupboard providing useful storage with tiled surface matching the tiles in the remainder of the bathroom. This is one of the largest bathrooms we have ever seen.

BEDROOM 3

18'7 x 11'10

Huge double bedroom.

Laminate wood-effect flooring, 2 double radiators, white uPVC double-glazed window sited on the gable end. This is a fabulous large comfortable double bedroom.

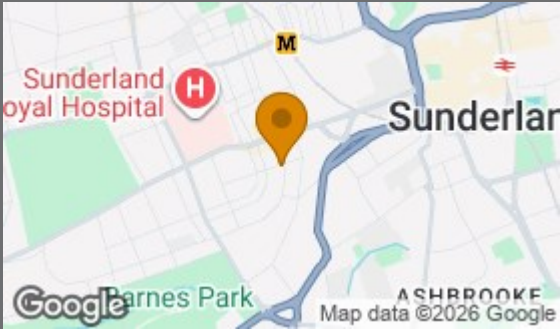
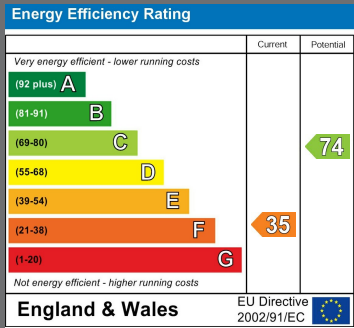
EXTERNALLY

The enjoys a double rear courtyard with electric roller shutter garage door providing very comfortable vehicle access to the rear with additional space to spare if you intend parking a single vehicle. Garden shed providing useful storage, tall brick wall at the gable end providing additional privacy.



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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