

Hunter Terrace  
Grangetown  
Sunderland  
SR2 8SB



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# Hunter Terrace

## Asking Price £169,995

### INTRODUCTION

A substantial three bedroom semi detached home occupying an attractive position on Hunter Terrace in the established Grangetown area of Sunderland. Not overlooked from the front, the property offers a generous block paved driveway, attached garage and a particularly large west facing rear garden, which enjoys sunshine through much of the afternoon and evening. Internally, the accommodation includes a spacious entrance hall, two generous reception rooms linked by a brick archway, fitted kitchen, two double bedrooms, a single bedroom, modern bathroom and separate WC. Offering excellent space both inside and out, the property is available with NO ONWARD CHAIN.

### ENTRANCE PORCH

A GRP double glazed entrance door opens into the porch, which has natural wood flooring, white uPVC double glazed windows and a white uPVC double glazed door leading into the entrance hall.

### ENTRANCE HALL

10'10 x 9'0

A welcoming and generously proportioned entrance hall with carpet flooring, a front-facing white uPVC double glazed window, double radiator and carpeted staircase rising to the first floor. A built-in cupboard houses the electric meter and fuse box, with a door leading into reception room 1.

### RECEPTION ROOM 1

12'4 x 11'0

A spacious front reception room with carpet flooring, double and single radiators and a front-facing white uPVC double glazed bay window enjoying a pleasant outlook. A fire surround incorporates a quartz hearth and back with a built-in electric fire. The room is partly open plan to the dining room through a brick archway. Measurements exclude the depth of the bay window.

### DINING ROOM

12'10 x 12'4

A lovely large second reception room with carpet flooring flowing through from the front reception, two double radiators and a side-facing white uPVC double glazed window. Further white uPVC double glazed windows sit either side of a glazed door, providing attractive garden views and direct access outside. A partially glazed internal door leads into the kitchen.

### KITCHEN

9'0 x 8'10

Fitted with a range of wall and floor units in a medium wood-effect finish, complemented by contrasting laminate work surfaces and vinyl tile-effect flooring. There is space for a tall fridge freezer, washing machine and gas cooker, together with a wall-mounted combi boiler, double radiator and rear-facing white uPVC double glazed window overlooking the garden.

### FIRST FLOOR LANDING

The carpeted staircase leads to the first floor landing, which has a loft hatch and five doors providing access to three bedrooms, the bathroom and separate WC.

## BATHROOM

6'2 x 5'1

A modern bathroom updated in recent years, featuring laminate tile-effect flooring, a chrome ladder-style radiator and a rear-facing white uPVC double glazed window with privacy glass. The suite comprises a panelled bath with chrome taps, glazed shower screen and a separate shower fed from the mains combi boiler, plus a pedestal wash basin with chrome taps. Ceramic tiling extends to full height around the bath and to half height around the wash basin.

## SEPERATE WC

3'4 x 3'2

Positioned adjacent to the bathroom and offering potential to combine the two rooms if desired. Features include laminate tile-effect flooring, a white uPVC double glazed window with privacy glass, a low-level WC and ceramic tiling to half height with a decorative border tile matching the bathroom.

## BEDROOM 1

12'0 x 11'2

A good-sized double bedroom with carpet flooring, radiator and a rear-facing white uPVC double glazed window enjoying lovely views over the garden. Built-in cupboards sit to either side of the chimney breast, which also features an original painted cast fireplace. Measurements are taken up to the chimney breast.

## BEDROOM 2

12'0 x 11'8

A further generous double bedroom with carpet flooring, radiator and a front-facing white uPVC double glazed window with an open outlook. Fitted wardrobes extend along one wall and provide a good degree of storage and hanging space.

## BEDROOM 3

8'4 x 5'9

A single bedroom with radiator and a front-facing white uPVC double glazed window.

## EXTERNALLY

Hunter Terrace is an attractive street and the property is not overlooked from the front. A generous block paved driveway provides off street parking and is complemented by a well maintained lawned garden and access to the attached garage.

The property benefits from a particularly large and very well maintained rear garden plot with an approximately west-facing aspect, allowing it to enjoy sunshine for much of the day, particularly during the afternoon and evening. A substantial brick-built former air-raid shelter with a concrete roof is currently used for storage, and a further access door leads directly into the rear of the garage.



Local Authority  
Sunderland

Council Tax Band  
C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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



## Contact

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