

Larch Avenue
Whitburn
SR6 7DS





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Larch Avenue

Asking Price £199,995

INTRODUCTION

4 BED EXTENDED SEMI-DETACHED - GARAGE & MULTI CAR DRIVEWAY - CENTRAL WHITBURN VILLAGE - 1 MIN WALK TO CLIFF TOPS - MINUTES WALK TO WHITBURN ACADEMY - REQUIRES GENERAL UPDATING - GREAT POTENTIAL IN GREAT LOCATION - NO CHAIN AS PROBATE THROUGH ...

ENTRANCE PORCH

Steps leading to white uPVC double-glazed door. White uPVC double-glazed windows, partially glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, doubler radiator, carpeted stairs to first floor landing, partially-glazed door leading to lounge, partially-glazed door leading to dining kitchen.

LOUNGE

14'0 x 10'6

Carpet flooring, double radiator, front facing white uPVC double-glazed window, gas fire. Partially-glazed door leading to dining room.

DINING ROOM

12'1 x 9'1

Carpet flooring, double radiator, rear facing white uPVC double-glazed window with views over the garden, double built in cupboards providing shelving and storage space. Partially-glazed sliding door leading to the kitchen.

KITCHEN

13'10 x 8'0

Vinyl flooring, double radiator, rear facing white uPVC double-glazed window. Sink with double drainer and chrome taps, partially fitted kitchen, gas cooker connection, space and plumbing for a washing machine. Open plan to separate utility room and internal door leading off to garage, partially-glazed door leading to entrance hall.

SEPERATE UTILITY

7'0 x 5'5

Vinyl flooring, fitted floor units with laminate work surfaces, rear facing white uPVC double-glazed window.

FIRST FLOOR LANDING

Loft hatch, built in cupboard housing the gas combi boiler, 5 doors leading off, 4 to bedrooms and 1 to bathroom.

BATHROOM

8'0 x 5'4

Recently refurbished with vinyl wood-effect flooring, black towel heater style radiator, sink built into drawer unit with black tap, toilet with low level cistern, double walk in shower cubicle with shower tray, fixed glass shower screen over and shower in a black finish fed from the main combi boiler system. The walls are finished in a modern uPVC cladding, illuminated mirror, recessed lights to ceiling, rear facing uPVC double-glazed window with privacy glass.

BEDROOM 1

21'10 x 9'5

Measurements taken at widest points.

Part of an extension to the original property, the main bedroom area measures 13'8 x 9'5 and a secondary area which could be converted to an en suite measures approx. 8'0 x 5'5 minus 2'4 for a door frame which is large enough to create a nice size en suite bathroom. Rear facing white uPVC double-glazed window and front facing white uPVC double-glazed window with sea views.

BEDROOM 2

11'3 x 10'6

Also, a large double bedroom and would have formally been the main bedroom prior the extension. Carpet flooring, radiator, front facing white uPVC double-glazed window with sea views.

BEDROOM 4

9'2 x 7'5

The room is L-shaped and measurements taken at widest points. Single bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing some storage.

BEDROOM 3

10'4 x 9'3

Measurement do not include depth of the fitted wardrobes. Please note the 10'4 measurement would increase to approx. 12'3 without the fitted wardrobes.

This is also a good size double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes with sliding doors and additional cupboard providing further storage.

GARAGE

18'8 x 10'0

Roller shutter door, side door leading to the side of the property and exterior, interior door leading directly into kitchen, electric sockets.

EXTERNALLY

The front garden is completely block paved offering low maintenance but also parking for multiple vehicles leading to attached garage.

Overgrown rear garden with sunny aspect. Well maintained neighbouring gardens either side.



Local Authority
South Tyneside

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



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