

Chelmsford Street  
Silksworth  
Sunderland  
SR3 1BJ





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sales & lettings



# Chelmsford Street

## Asking Price £125,000

### INTRODUCTION

2 BEDROOM MID TERRACE HOUSE - VERY SOUGHT AFTER PREMIUM STREET - PRIVATE PATHWAY TO FRONT WITH "ADOPTED" GARDEN - REAR COURTYARD - BEAUTIFULLY PRESENTED & MODERNISED INTERNALLY - TASTEFUL STYLISH DECOR - GROUND FLOOR BATHROOM + FIRST FLOOR EN SUITE - 2 BEAUTIFUL LIVING ROOMS - ACCESS FROM REAR & FRONT - GATED ACCESS TO THE ROAD/PATH AT FRONT - LOVELY RESIDENTS AND COMMUNITY FEEL ...

### ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Carpet flooring, partially-glazed door leading off to entrance hall.

### ENTRANCE HALL

Carpet flooring, double radiator, carpeted stairs to first floor landing, door leading off to reception room 2.

### RECEPTION ROOM 1

13'9 x 12'9

Measurements taken at widest points and into alcoves.

Carpet flooring, large double radiator, front facing white uPVC double-glazed window with lovely views over the gardens. Attractive fire surround with quartz hearth and back and built in electric fire. Lovely high ceilings with coving and open plan doorway leading to reception room 2.

### RECEPTION ROOM 2

14'7 x 12'8

Another large room with beautiful high ceilings and coving, partially open plan to reception room 1 and a second attractive fire surround with quartz finish with matching hearth and back and built in electric fire, white uPVC double-glazed window overlooking the rear courtyard, built in cupboard providing additional storage, further radiator hidden behind cover. Door leading off to entrance hall, door leading off to kitchen.

### KITCHEN

11'8 x 7'5

Stylish but traditional kitchen with LVT style tile effect flooring, quartz style sink with bowl and a half, single drainer and matching Monobloc tap, space for a tall fridge/freezer, integrated electric oven, 4 ring ceramic hob and feature extractor chimney in a black finish with matching splash back, space and plumbing for a washing machine, space for tumble dryer. Built in cupboard houses the central heating boiler, white uPVC double-glazed window overlooking the rear courtyard. Open doorway leads to rear lobby.

### REAR LOBBY

Carpet flooring, white uPVC double-glazed door leading to the rear courtyard, door leading off to bathroom.

## BATHROOM

9'0 x 7'0

Stylish wood effect ceramic flooring, white uPVC double-glazed window with privacy glass facing onto rear courtyard with fitted shutters. Stylish bathroom suite comprising toilet with low level cistern, sink with single pedestal and chrome tap, bath with curved panel and glass shower screen over with chrome taps and shower fed from the main combi boiler comprising fixed overhead shower and separate hand held shower. Extractor fan and radiator.

## FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window, stylish glass staircase, loft hatch, 2 doors leading off to bedrooms 1 and 2.

## BEDROOM 1

12'9 x 7'9

Double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes with sliding mirrored doors. Door leading off to en-suite.

## EN-SUITE

7'6 x 4'3

Tiled flooring, towel heater style radiator. Toilet with low level cistern, quadrant shower with sliding glass doors and shower fed from the main combi boiler system, comprising fixed overhead shower and separate handheld shower with stylish uPVC quality panelling inside the shower area, hand basin with chrome tap built into vanity unit, matching cupboard and double-glazed roof window with built in blind. This is a very stylish en-suite facility.

## BEDROOM 2

18'2 x 10'3

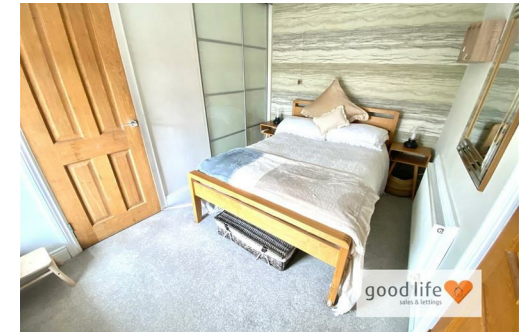
Measurements taken at widest points and into bay.

Double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views over allotments. This is a lovely room with slopped ceilings and oak detail providing lots of stylish character.

## EXTERNALLY

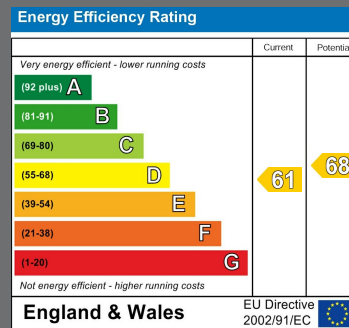
Chelmsford Street is a unique row of turn of the century properties with private pedestrian road to the front with gated access only providing terrific security for residents and front gardens and gardens on other side of the pathway, most of which have been adopted over time by the current owners. The cottages are particularly sort after because they overlook allotments to the front providing a attractive view.

The property has a lovely rear courtyard which the current owners have adorned with pots and plants for lovely effect. It would be possible to create vehicle access to the rear but there is on street parking immediately outside the gates to the courtyard.

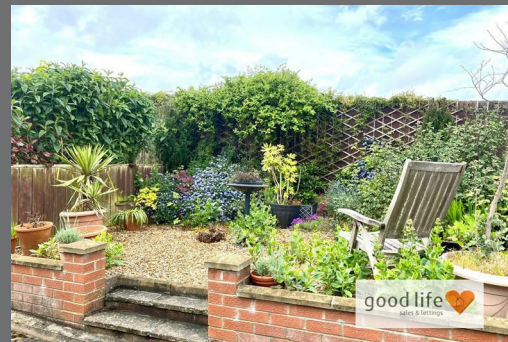


Local Authority  
Sunderland

Council Tax Band  
A



**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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