

St. Leonard Street  
Sunderland  
SR2 8QG



good life   
sales & lettings

# St. Leonard Street

£50,000

## INTRODUCTION

LARGE 3 BEDROOM MID TERRACED HOUSE - 3 BEDROOMS ON FIRST FLOOR - ALSO POTENTIAL AS A FOUR BED HOME UTILISING FRONT RECEPTION - NO CHAIN CORPORATE SALE - REAR COURTYARD WITH POTENTIAL FOR VEHICLE ACCESS ...

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, radiator. Door leading off to front reception room or bedroom 4, door leading off to lounge.

## FRONT RECEPTION ROOM/BEDROOM 4

Carpet flooring, radiator, front facing white uPVC double-glazed bow window.

## LOUNGE

Laminate wood-effect flooring, radiator, open plan staircase to first floor landing, white uPVC door leading to rear courtyard, fire surround with hearth, back and electric fire. Door leading off to kitchen.

## KITCHEN

Vinyl flooring, fitted kitchen with a range of wall and floor units in a white finish with laminate wood-effect work surface, integrated electric oven, 4 ring electric hob, extractor chimney in stainless steel finish with matching splash back. Stainless steel sink with single bowl, single drainer and Monobloc tap, uPVC double-glazed window facing out onto rear courtyard. Built-in cupboard housing Combi boiler, door leading off to lobby.

## REAR LOBBY

Vinyl flooring, external door leading to the rear, door leading off to bathroom.

## BATHROOM

Tiled flooring, double radiator, rear facing white uPVC double-glazed window with privacy glass facing onto rear courtyard. White bath with chrome tap, white sink with chrome tap, white toilet with low level cistern. The walls are finished in uPVC cladding.

## FIRST FLOOR LANDING

Loft hatch, 3 doors leading off to bedrooms.

## BEDROOM 1

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built-in cupboard.

## BEDROOM 2

Carpet flooring, radiator, front facing white uPVC double-glazed window.

## BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window.

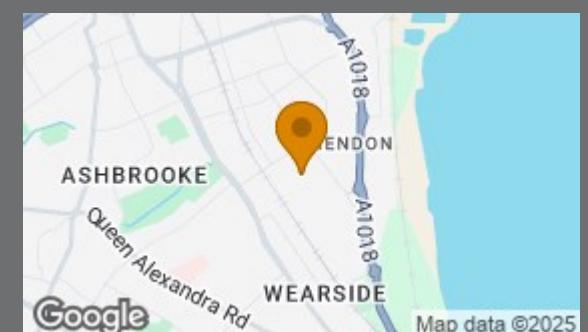
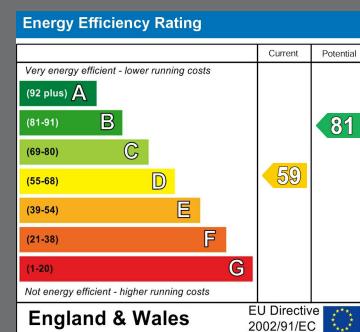
## EXTERNALLY

Timber gates providing access to the back lane and potential for car standing in the future.



**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



## Contact

0191 565 6655

[info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

Good Life Homes - Sales

46 Windsor Terrace Ryhope Road  
Sunderland  
Tyne and Wear  
SR2 9QF



good life  
sales & lettings

