

Acklam Avenue
Grangetown
Sunderland
SR2 9SQ



Acklam Avenue

£200,000

INTRODUCTION

GREATLY EXTENDED 4 BED SEMI-DETACHED HOME - EXTENDED TO SIDE AND REAR - CONSERVATORY - SMALLER SOUTH FACING REAR GARDEN - BEAUTIFULLY PRESENTED INTERNALLY - MULTI CAR DRIVEWAY & SINGLE GARAGE - SOUGHT AFTER LOCATION ...

ENTRANCE PORCH

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

ENTRANCE HALL

Tiled flooring, large double radiator, carpeted stairs to first floor landing, door leading off to dining kitchen, door leading off to lounge dining room.

LOUNGE DINING ROOM

Measurements taken at widest points

Lovely large room with gorgeous white uPVC double-glazed bay window to the front, white uPVC double-glazed patio doors with uPVC double-glazed windows either side leading out into the conservatory, laminate wood-effect flooring stretching throughout the 2 rooms. Double radiator in the front room and double radiator in the dining space. A main focal point of the main lounge area is an attractive fireplace in a painted surround, quartz hearth and back and built in stone effect gas fire. This is a lovely room.

CONSERVATORY

Laminate wood-effect flooring, radiator, white uPVC double-glazed window and double-glazed patio doors leading out to the rear patio and garden. Polycarbonate roof and solid sides either of the side of conservatory, which makes it a very practical room with versatile use.

DINING KITCHEN

Measurements taken at widest points

A lovely extension providing a gorgeous kitchen dining space with large double radiator providing the heat, 2 white uPVC double-glazed windows and white uPVC double-glazed door rear facing with views over garden and patio. Fitted kitchen with a range of wall and floor units in a natural wood finish with granite work surface and insert sink and monobloc tap. At the centre of the kitchen is a range style oven for those who maybe are keen on cooking with 6 ring gas hob and large ovens beneath, matching splash and extractor fan above, space for American style fridge/freezer. Integral door leading into the garage.

HALF LANDING

Rear facing white uPVC double-glazed window, stairs leading to first floor landing.

FIRST FLOOR LANDING

5 doors leading off, 1 to bathroom and 4 to bedrooms. Access to the loft, we have been advised by the vendor the loft had roof windows installed in the roof and the loft is bordered out.

BATHROOM

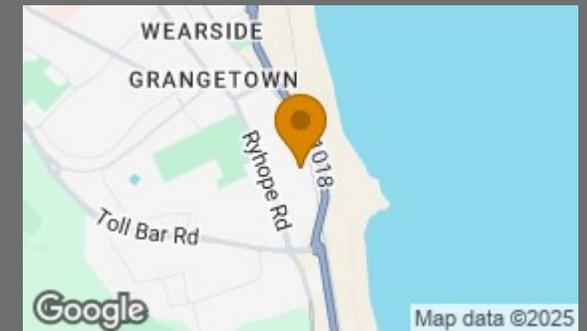
A well-appointed bathroom with tiled flooring, porcelain tiles to the walls, p-shaped shaped bath with glass shower screen over, chrome taps and separate shower fed from the main hot water system, white toilet with low level cistern, white sink with single pedestal and chrome taps. Front facing white uPVC double-glazed window with privacy glass, chrome towel heater style radiator. This is a lovely bathroom. The vendor advises us the there is under floor heating in the bathroom.



Local Authority
Sunderland

Council Tax Band
C

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	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



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