

15 Avenue Terrace
Ashbrooke
Sunderland
SR2 7HB



15 Avenue Terrace

£185,000

INTRODUCTION

RARE SPACIOUS DETACHED COACH HOUSE CONVERSION IN CENTRAL ASHBROOKE COMPLETED AROUND 18 YEARS AGO - FIRST TIME ON OPEN MARKET SINCE CONSTRUCTION - 3 DOUBLE BEDROOMS ON FIRST FLOOR - GROUND FLOOR BATHROOM PLUS EN SUITE BATHROOM - SPACIOUS LOUNGE & LARGE DINING KITCHEN - SMALL PRIVATE COURTYARD TO REAR - PRIVATE PARKING BEHIND REMOTE ROLLER SHUTTER IN REAR COURTYARD PLUS AMPLE ON STREET PERMIT PARKING - A UNIQUE PRIVATE HOME TUCKED AWAY WITH CONSIDERABLE PRIVACY ...

ENTRANCE VESTIBULE

Accessed via door to the side of the 15 The Avenue, there is front door leading into entrance vestibule. Carpet flooring, radiator, 2 white uPVC double-glazed windows with privacy glass, double-glazed roof window. Door leading off to lounge.

LOUNGE

A lovely size lounge with carpet flooring, 2 large double radiators, white uPVC double-glazed patio doors with fixed double-glazed windows either side providing access to the rear courtyard. Feature fire acting as focal point in the room in a stone-effect finish with built-in coal-effect fire for decorative purposes only. Recessed lights to ceiling, door leading off to the rear entrance hall.

REAR ENTRANCE HALL

Measurements taken at widest points.

Provides for a formal entrance to the rear with uPVC double-glazed door leading out to rear courtyard. Carpet flooring, double radiator, built-in cupboard and feature staircase providing a tasteful design element to the space. Door leading off to shower room, door leading off to lounge, door leading off to dining kitchen.

GROUND FLOOR SHOWER ROOM

Tiled with mosaic feature, double radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, corner quadrant shower with electric shower. White uPVC double-glazed window with privacy glass facing out on to rear courtyard. Extractor fan. Tiling to approx. half height with mosaic border and to full height within the shower area. Recessed lights to ceiling.

Local Authority

Council Tax Band B

EPC Rating



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