

Chatsworth Street  
High Barnes  
Sunderland  
SR4 7TR



# Chatsworth Street

## £230,000

### INTRODUCTION

STUNNING 4 BED MID TERRACE - LITERALLY BACK TO BRICK RENOVATION - NEW ROOF, ELECTRICS, CENTRAL HEATING SYSTEM- NEW FLOORING, STAIRCASE, MEDIA WALL - FABULOUS LUXURY KITCHEN WITH FULL INTEGRATED APPLIANCES - GROUND FLOOR & FIRST FLOOR BEAUTIFUL BATHROOMS - BLOCK PAVED REAR WITH NEW ELECTRIC SHUTTER ACCESS - ABSOLUTELY STUNNING RIGHT THROUGH - NO CHAIN ...

### ENTRANCE VESTIBULE

Entrance via GRP double-glazed front door. Stylish tiled flooring, built in meter cupboard, alarm key pad. Partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Carpet flooring, radiator, staircase leading to first floor, understairs cupboard providing storage, gas meter, electric consumer unit and termination point for the coms cables. 3 doors leading off, 2 to reception rooms and 1 to kitchen.

### RECEPTION ROOM 1

Measurements taken at widest points.

Lovely large formal reception room.

Carpet flooring, large double radiator, front facing white uPVC double-glazed bay window with venetian blinds, recessed lights to ceiling, alarm PIA and smoke alarm. Media wall has been constructed with impressive recess to include 65" flat screen TV and plasma style fire fitted below, space for hifi sound bar. This is a stunning room by any standard. Cable preparation for cable TV which connects back to the main box under the stairs.

### RECEPTION ROOM 2

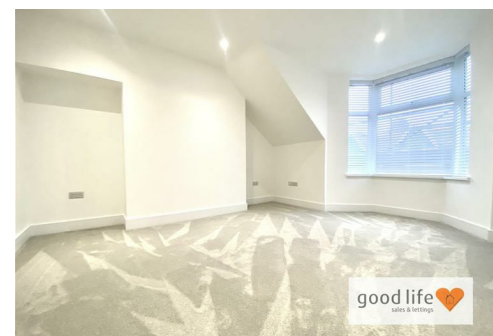
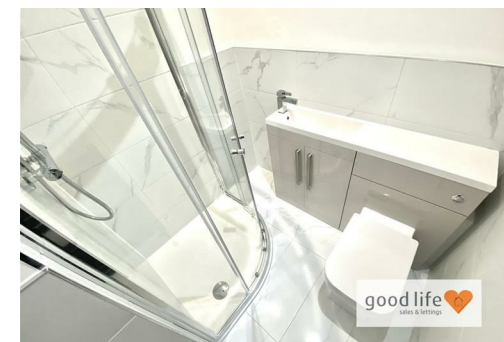
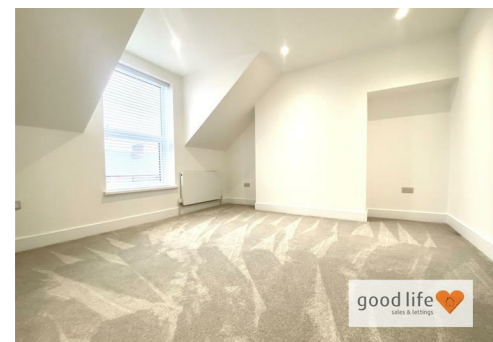
Measurements taken at widest points.

Equally stunning spacious room.

Carpet flooring, large double radiator, 2 white uPVC double-glazed patio doors with views over and leading out to rear courtyard with venetian blinds. Recessed lights to ceiling, TV socket and Ariel mounted onto the chimney breast in preparation for flat screen TV, TV coms box which is wired back into the coms unit under the stairs

### KITCHEN

Absolutely stunning fabulous kitchen with a range of wall and floor units in a shaker style with light grey finish and black handles. Integrated electric oven, integrated microwave, integrated dishwasher, integrated washing machine, 5 ring ceramic/induction hob with matching glass splash back and stainless steel feature extractor hood, 2 tall fridge/freezers positioned side by side to create a impressive integrated double fridge/freezer, granite style sink with single bowl, single drainer and Monobloc tap. Radiator, alarm key pad, white uPVC double-glazed windows looking out onto courtyard with venetian blinds, large built in cupboard houses the modern combi boiler, white uPVC double-glazed door leading to rear courtyard, door leading off to bathroom. Recessed lights to ceiling.



Local Authority  
Sunderland

Council Tax Band  
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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