

Sydenham Terrace
Sunderland
SR4 7JQ



good life 
sales & lettings

Sydenham Terrace

£150,000

INTRODUCTION

DOUBLE FRONTED END OF TERRACE COTTAGE - 2 DOUBLE BEDROOMS WITH POTENTIAL FOR 3 - ADDITIONAL LOFT ROOM ACCESSED BY PULL DOWN LADDERS - SUPERB KITCHEN - SUPERB BATHROOM - NEW ROOF IN RECENT YEARS - PRIVATE REAR COURTYARD ...

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Electric and gas meter, electric consumer unit, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, radiator. 3 doors leading off, doors to bedroom 1 and 2 and reception room 2.

BEDROOM 2

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

BEDROOM 1

Measurements taken at widest points. Good size double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the rear courtyard.

RECEPTION ROOM 1 OR POTENTIAL BEDROOM 3

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bay window. Partially open plan via a double door way space of approx. 5ft and could be turned back into a bedroom by inserting an access door into the entrance hall if necessary.

RECEPTION ROOM 2

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views over courtyard. Large loft access with pull down ladder access to loft room. Partially-glazed door leading to kitchen.

KITCHEN

Good size kitchen with recently installed range of wall and floor units in a white high gloss finish with copper style handles and stylish laminate work surfaces. Granite style sink with matching tap. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stylish black finish, space for a tall fridge/freezer, space and plumbing for a washing machine. White uPVC double-glazed window looking out over rear courtyard, partially-glazed door leading to rear lobby.

REAR LOBBY

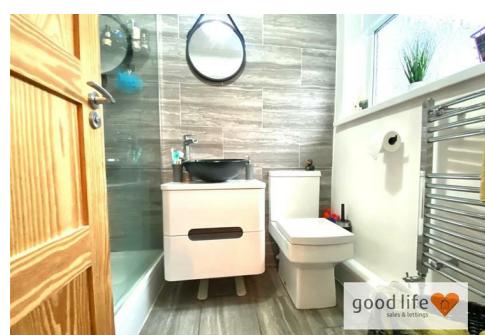
Tiled flooring matching the kitchen, radiator, white uPVC double-glazed door leading out to rear courtyard, built-in cupboard providing additional useful storage. Door leading off to bathroom.

BATHROOM

Tiled flooring, walk-in double shower cubicle with fixed glass screen and shower fed from the main hot water system in a black finish, black bowl style sink sat upon a double drawer unit and white toilet. Chrome towel heater style radiator white uPVC double-glazed window with privacy glass facing out to the rear courtyard. Stylish tiling to the walls.

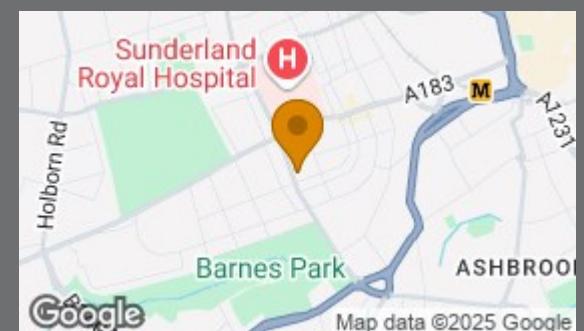
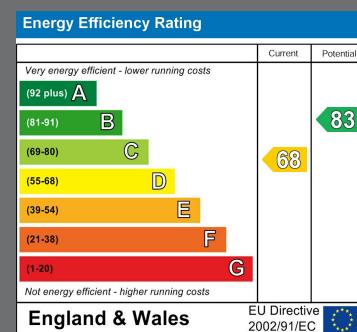
LOFT ROOM

Carpet flooring, 2 double-glazed wooden framed roof windows, recessed lights and electric sockets. Accessed via pull down ladder in reception room 2.



Local Authority
Sunderland

Council Tax Band
B



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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