



good life

Cedars Crescent, Sunderland

£299,995

6 BED VICTORIAN PERIOD RESIDENCE

3 BATHROOMS

4 BEDROOMS HAVE SHARED JACK & JILL BATHROOMS

STUNNING ORIGINAL INTERIOR FEATURES & PROPORTIONS

EPC RATING E

SOUTH WEST FACING REAR COURTYARD PROVIDING SUN-TRAP

CEDARS CRESCENT IS ONE OF THE FINEST VICTORIAN TERRACES IN THE CITY ORIGINALLY BUILT FOR WEALTHY MIDDLE CLASSES WITHIN A FEW MINUTES COMMUTE OF THE CITY CENTRE. OFFERING 6 BEDROOMS & 3 BATHROOMS - BEAUTIFUL SPACIOUS ROOMS & HIGH CEILINGS - WONDERFUL STAIRCASE & SOUTH WEST REAR SUNTRAP COURTYARD! Good Life Homes are delighted to bring to the market this beautiful period residence offering spacious rooms and a period feel in keeping with these super quality Victorian homes. Briefly comprising; attractive exterior architectural period features, stunning entrance hall and staircase, 2 beautiful reception rooms with stunning ceiling height and plasterwork detail, downstairs WC large contemporary breakfasting designer-kitchen with lounge area featuring patio doors opening out to sunny aspect rear courtyard, four first floor bedrooms and two bathrooms (two bedrooms sharing a jack & jill bathroom) (including a breathtaking Master bedroom!), 2 further double bedrooms on the second floor also sharing a jack & jill bathroom. Externally to the rear is a spacious courtyard with a sunny south western aspect creating a sun trap. The rear courtyard also benefits from a remote electric vehicle entry shutter. The vendors advise us that the roof has been replaced in recent years at considerable expense which is an excellent benefit for the new purchasers. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you don't pay us a penny if we don't sell your home!

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ACCOMMODATION

ENTRANCE VESTIBULE

Laminate wood-effect flooring, original partially-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, double radiator, beautiful staircase with original handrail, balustrade leading to half landing, gorgeous period plaster work to the ceiling, door leading off to reception room 2, door leading to kitchen, door leading off to built-in cupboard, door leading off to WC.

RECEPTION ROOM 1 18' 0" x 15' 7" (5.48m x 4.75m)

Measurements taken at widest points. Carpet flooring, superb bay window with wooden framed single-glazed sash windows, decorative fire with tiled hearth and back with coal effect gas fire, double radiator, stunning approx. 11ft ceilings with original coving, cornice and plaster work, 4 partially-glazed folding doors leading through to reception room 2.

RECEPTION ROOM 2 15' 6" x 13' 0" (4.72m x 3.96m)

Carpet flooring, vertical radiator, white uPVC double-glazed French doors leading out to rear patio, decorative fire surround with polished stone hearth and back and built-in electric fire. Stunning ceilings with original plaster works and 4 partially-glazed folding doors leading through to reception room 1.

WC

Laminate tile-effect flooring, white toilet with low level cistern, white sink with single pedestal and chrome tap, rear facing white uPVC double-glazed window with privacy glass.

KITCHEN 24' 8" x 10' 5" (7.51m x 3.17m)

Measurements are approx. and taken at widest points. Laminate tile effect flooring, vertical radiator, 2 white uPVC double-glazed windows and 2 white uPVC double-glazed patio doors with fixed panes either side opening out onto rear patio with sunny aspect. The kitchen area is a fabulous space with a recently fitted contemporary style kitchen in a grey high gloss finish with contrasting marble effect laminate work surfaces. Integrated double oven, integrated microwave with warming drawer beneath, 4 ring ceramic hob with feature extractor chimney and stainless steel splash back, space for a American style fridge/freezer, integrated Miele dishwasher, space and plumbing for a washing machine, granite style sink with bowl and a half, single drainer and stylish flexible hose style feature tap, recently installed Combi boiler located within built-in cupboard. Variety of useful drawers and cupboards, integrated wine cooler. The designer kitchen offers a range of useful storage options including pull out larder units and breakfast bar return with curved cupboard and overhang suitable for eating breakfast. To the end of the kitchen is a lovely family area with additional vertical radiator. The kitchen is sufficiently proportioned to accommodate a sofa and chairs and providing a lovely spot to enjoy the sunny aspect.

HALF LANDING

Stairs to rear and front landing.

REAR LANDING

Doors leading off to bedroom 3 and bathroom.

BEDROOM 3 15' 8" x 10' 5" (4.77m x 3.17m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is a very large double bedroom.



BATHROOM 11' 4" x 6' 7" (3.45m x 2.01m)

Measurements are approx. Laminate tile-effect flooring, double radiator, white uPVC double-glazed window with privacy glass. Bathroom suite comprising of; corner bath with chrome taps, toilet with low level cistern, shower cubicle with hydro shower (comprising; hand held shower and water jets) sink with single pedestal and chrome taps.

FRONT LANDING

Double radiator, stairs to second floor, 3 doors leading off all to bedrooms.

BEDROOM 2 15' 5" x 12' 0" (4.70m x 3.65m)

Measurements taken at widest points, the room is slightly L shaped. Carpet flooring, double radiator, rear facing white uPVC double-glazed window, door leading off to en-suite.

MASTER BEDROOM 17' 10" x 13' 0" (5.43m x 3.96m)

Carpet flooring, double radiator, beautiful single glazed, wooden framed original sash bay window. The master bedroom shares an en-suite facility with bedroom 2 via a Jack and Jill door but could quite easily be a dedicated en-suite to the master bedroom by closing off the door to bedroom 2.

EN-SUITE 8' 1" x 4' 9" (2.46m x 1.45m)

Tiled flooring, single radiator, white toilet with low level cistern, white sink built into vanity unit with chrome tap, bath with chrome tap with separate shower head attachment plus separate electric shower and glass shower screen over the bath, recessed lights to ceiling.

BEDROOM 4 11' 0" x 6' 0" (3.35m x 1.83m)

Carpet flooring, single radiator, front facing wooden framed single-glazed sash window.


HALF LANDING

Access door providing lots of storage into the loft/eave space, continuation of stairs to second floor landing.

BEDROOM 5 14' 8" x 13' 5" (4.47m x 4.09m)

This is a large double bedroom. Carpet flooring, double radiator, front facing wooden framed single-glazed window. Built-in cupboard utilising useful storage in the eaves, door leading off to en-suite bathroom shared with bedroom 6.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 71 |
| (55-68) | D | | |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.