



## Ewesley Road, High Barnes, Sunderland

**Offers in the Region of £210,000**

**4 BEDROOM MID TERRACED PERIOD HOME**

**SPACIOUS HOME WITH HIGH CEILINGS AND LARGE ROOMS + SOME ORIGINAL PERIOD FEATURES**

**GARAGE TO REAR PLUS ON STREET PARKING**

**SOUGHT AFTER LOCATION**

**EPC RATING F**

**CLOSE TO HOSPITAL & CHESTER ROAD SHOPPING**

**NO CHAIN**

EXCELLENT OPPORTUNITY - 4 BEDROOM MID TERRACED PERIOD HOME - SOUGHT AFTER LOCATION - SPACIOUS HOME WITH HIGH CEILINGS AND LARGE ROOMS + SOME ORIGINAL PERIOD FEATURES - GARAGE TO REAR PLUS ON STREET PARKING - NO CHAIN - CLOSE TO HOSPITAL & CHESTER ROAD SHOPPING.... Good Life Homes are delighted to bring to the market an excellent example of the larger spacious period homes on Ewesley Road in a sought after location close to the Royal Hospital and Chester Road shopping. Offering 4 bedrooms and 2 reception rooms, kitchen/dining room, bathroom, rear courtyard and garage with workshop area and potential to extend garage further. Viewing arrangements can be made by contacting the 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 that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

46 Windsor Terrace , Sunderland, SR2 9QF  
Tel: 0191 565 66 55 Email: [info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)  
[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)

## ACCOMMODATION

### ENTRANCE VESTIBULE

Carpet flooring, electric fuse box and meter, partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Carpet flooring, 2 radiators, original staircase to half landing, 3 doors leading off 2 to receptions and 1 to kitchen/dining room.

### RECEPTION ROOM 1 17' 3" x 14' 7" (5.25m x 4.44m)

Measurements taken at widest points and into bay. Original fireplace in a marble finish with complementary Quartz back and hearth and built-in electric fire. Front facing white uPVC double-glazed bay window with original painted panelling either side and beneath. Lovely high ceilings with coving.

### RECEPTION ROOM 2 18' 0" x 12' 8" (5.48m x 3.86m)

Measurements taken at widest points and into bay. Natural stripped back flooring, feature fire surround with tiled hearth and open fire, rear facing wooden framed single-glazed bay window with views over courtyard, single radiator. High ceilings. This is also a large reception room.

### KITCHEN/DINING ROOM 23' 4" x 10' 0" (7.11m x 3.05m)

Laminate wood-effect flooring to the dining area and vinyl wood-effect flooring to the kitchen, white uPVC double-glazed window and white uPVC double-glazed door leading out to courtyard. The kitchen is a mix of traditional exposed brick with lovely chimney breast detail and archway in which is set a space for a gas cooker. Space and plumbing for a washing machine and dishwasher. Granite style sink with bowl and a half, single drainer and Monobloc tap. Space for tall fridge/freezer, radiator, wall mounted Combi boiler provides gas central heating and water to the property. Ample room at one end of the kitchen for dining and chairs.

### HALF LANDING

Partially-glazed door leading off to bathroom and WC, stairs leading to first floor landing, sky light providing additional light to the landing space.

### BATHROOM 9' 9" x 4' 8" (2.97m x 1.42m)

Vinyl tile-effect flooring, side facing uPVC single-glazed window privacy glass. Corner bath with taps, sink with single pedestal and taps, radiator, recessed lights to ceiling.



### WC 3' 2" x 3' 0" (0.96m x 0.91m)

Vinyl tile-effect flooring, wooden framed single-glazed window with privacy glass. Toilet with mid range cistern.

### FIRST FLOOR LANDING

3 doors leading off, stairs leading to loft room.

### BEDROOM 1 17' 4" x 12' 6" (5.28m x 3.81m)

Measurements taken into recess. Carpet flooring, radiator, front facing white uPVC double-glazed bay window. Fitted wardrobes to either side of the chimney breast providing a degree of storage and hanging space. This is a large double bedroom.

### BEDROOM 3 10' 8" x 6' 6" (3.25m x 1.98m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a good size single bedroom but would accommodate a double bed.

### BEDROOM 2 14' 10" x 12' 8" (4.52m x 3.86m)

Laminate wood-effect flooring, radiator, rear facing wooden framed single-glazed window. Built-in cupboard to one side of the chimney breast providing additional storage. This is a large double bedroom.

### LOFT ROOM 19' 9" x 17' 10" (6.02m x 5.43m)

A fabulous large space which was converted prior to the current owners occupation. Natural wood flooring, 2 wooden framed double-glazed oversize Velux roof lights with built-in blinds. Electric lighting and sockets.

### EXTERNALLY

Lawn front garden with pathway leading to original front door. Rear courtyard with steps leading down into garage and store room.

### GARAGE

Manual roller shutter garage door providing vehicle access to the rear. Separate store to the side which the current owners use as a work shop which can be seen on the viewing but provides great flexible opportunity for working or extend into a large garage.





good life   
sales & lettings



good life   
sales & lettings



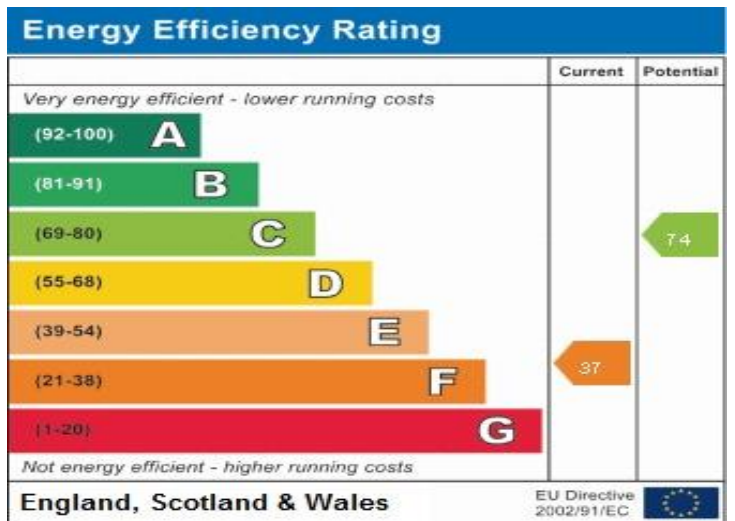
good life   
sales & lettings



good life   
sales & lettings



good life   
sales & lettings



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.