



Grange Street South, Grangetown, Sunderland

£80,000

VERY SPACIOUS 3 DOUBLE BEDROOM MID TERRACED HOME

REQUIRES SOME UPDATING

DORMERS FRONT & REAR

LARGE OPEN PLAN GROUND FLOOR LOUNGE/DINING

EPC RATING E

VEHICLE ACCESS TO REAR VIA REMOTE DOOR

VERY SPACIOUS 3 DOUBLE BEDROOM MID TERRACED HOME - LARGE OPEN PLAN GROUND FLOOR LOUNGE/DINING - REQUIRES SOME UPDATING - DORMERS FRONT & REAR - VEHICLE ACCESS TO REAR VIA REMOTE DOOR - NO CHAIN - CENTRAL GRANGETOWN... Good Life Homes are delighted to bring to the market a very spacious mid-terraced two storey home with full loft conversion and dormers front and back creating 3 double full height bedrooms on the first floor. The main ground floor has been opened up to create a large open plan lounge/dining room with the single storey extension to the rear providing space for the kitchen and bathroom. The property would benefit from updating and would suit a builder or DIY enthusiast but on completion would create a spacious family home. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, 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 won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

ENTRANCE HALL

Electric meter, electric fuse box, stairs to first floor landing, door leading off to lounge.

LOUNGE 28' 0" x 17' 7" (8.53m x 5.36m)

Measurements taken at widest points. The room is L-shaped. Carpet flooring, 2 double radiators, 2 wooden framed single-glazed windows, front and rear. Gas fire with decorative fire surround. Originally this would have been 2 or 3 rooms which have been combined into 1 large space. Door leading off to kitchen.

KITCHEN 18' 0" x 6' 0" (5.48m x 1.83m)

Laminate wood-effect flooring, radiator, 2 side facing white uPVC double-glazed windows. White uPVC double-glazed door leading out to rear courtyard. Fitted kitchen with a range of units in a white finish with contrasting laminate work surfaces. Stainless steel sink with single bowl, single drainer and Monobloc tap. Integrated electric oven, 4 ring electric hob, wall mounted Combi boiler. The rear of the kitchen has a door leading off to bathroom.

BATHROOM 9' 6" x 6' 3" (2.89m x 1.90m)

Vinyl flooring, side facing white uPVC double-glazed window with privacy glass. Bathroom suite comprising; toilet with low level cistern, sink with single pedestal and taps, corner bath with taps, separate shower cubicle with electric shower.

FIRST FLOOR LANDING

Doors leading off all to bedrooms.

BEDROOM 1 13' 6" x 12' 4" (4.11m x 3.76m)

Carpet flooring, single radiator, wooden framed single-glazed window. The front bedroom has full ceiling height.

BEDROOM 2 13' 0" x 7' 4" (3.96m x 2.23m)

Carpet flooring, single radiator, rear facing wooden framed single-glazed window. This bedroom has full ceiling height.

BEDROOM 3 9' 7" x 7' 4" (2.92m x 2.23m)

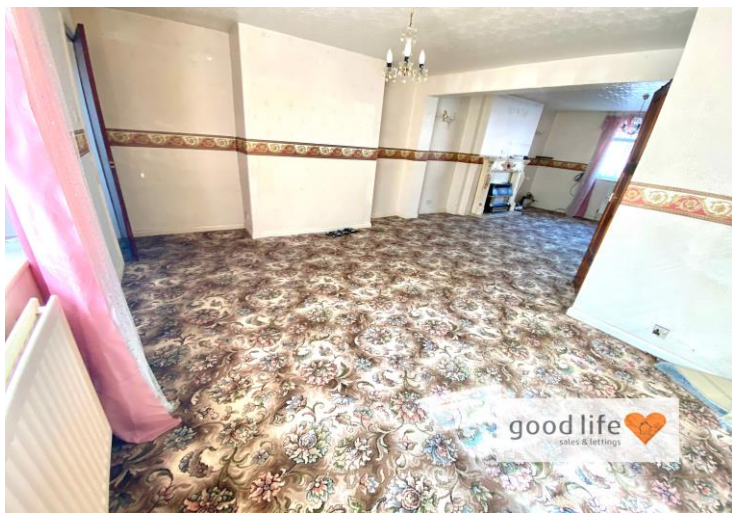
Carpet flooring, single radiator, rear facing wooden framed single-glazed window. This bedroom also has full ceiling height and would also accommodate a single bed.



EXTERNALLY

Electric roller shutter garage door providing potential for vehicle access. Corrugated shed.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	