



## Wadsley Square, Grangetown, Sunderland

**Offers in the Region of £290,000**

**SPACIOUS & STYLISH 3 BEDROOM PERIOD SEMI-DETACHED HOME**

**MULTI-VEHICLE DRIVEWAY PLUS PARKING TO REAR IF REQUIRED**

**STYLISH BREAKFASTING KITCHEN WITH GRANITE**

**IMPRESSIVE & ATTRACTIVE FEATURES THROUGHOUT**

**EPC RATING E**

**BEAUTIFUL BATHROOM WITH BATH AND SEPARATE SHOWER**

LARGER STYLE SPACIOUS 3 BEDROOM PERIOD SEMI-DETACHED HOME - IMPRESSIVE & ATTRACTIVE FEATURES THROUGHOUT - MULTI-VEHICLE DRIVEWAY PLUS PARKING TO REAR IF REQUIRED - STYLISH BREAKFASTING KITCHEN WITH GRANITE WORK SURFACES - BEAUTIFUL BATHROOM WITH BATH AND SEPARATE SHOWER - 2 GRAND RECEPTION ROOMS - FORMAL ENTRANCE HALL - POTENTIALLY NO CHAIN...

Good Life Homes are delighted to bring to the market a substantial home of considerable quality located on the corner of sought after Sea View Road and Ryhope Road. Believed to date to around 1930, these substantial semi's have lovely room proportions throughout and would suit buyers looking for space, location and a period home. Briefly comprising; multi-vehicle driveway, period entrance hall, downstairs WC, 2 beautiful reception rooms with adjoining doors, impressive breakfasting kitchen with granite worktops, separate utility, 3 first floor bedrooms, stylish family bathroom with separate bath and shower, separate WC. Externally to the rear is a generous garden with east and south facing aspect and the option of enclosed parking. Located in one of the premier locations within the area, 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 priced 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 VESTIBULE

Entrance via UPVC double-glazed door. Tiled flooring, door leading off to WC, open plan door way to entrance hall.

### WC 4' 0" x 3' 6" (1.22m x 1.07m)

Tiled flooring, hand basin with chrome tap, toilet with low level cistern, 2 white uPVC double-glazed windows front and side facing, internal single-glazed leaded window facing into the entrance hall.

### ENTRANCE HALL 10' 8" x 7' 10" (3.25m x 2.39m)

A lovely square entrance hall extending to approx. Stylish period staircase and double-glazed leaded window allowing lots of light into the space. Understairs cupboard providing some storage, radiator providing some heat. 3 doors leading off, 1 to reception room 1, reception room 2 and 1 to breakfasting kitchen.

### RECEPTION ROOM 1 17' 5" x 15' 0" (5.30m x 4.57m)

Measurements taken at widest points. A stunning large formal reception room with natural polished wood flooring, front facing white uPVC double-glazed bay window. Gorgeous recess with natural stone-effect fire place built onto a granite hearth with coal-effect gas fire. Large double radiator, double-glazed double doors opening out into the second reception or dining room.

### RECEPTION ROOM 2 OR DINING ROOM 13' 0" x 8' 3" (3.96m x 2.51m)

Measurements taken at widest points. Continuation of the polished stone flooring, large radiator, white uPVC double-glazed bay window with double-glazed French doors opening out to patio and rear garden. This is a lovely large spacious room with pleasant outlook to the rear, adjoining reception room 1 via double doors.

### BREAKFASTING KITCHEN 21' 0" x 10' 8" (6.40m x 3.25m)

Laminate tile-effect flooring. A beautiful well organised kitchen with natural breakfast area and double radiator, 2 white uPVC double-glazed windows which are south facing with white uPVC double-glazed door providing access to the side of the property. Stylish fitted kitchen with a range of wall and floor units in contrasting colours with granite work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated dishwasher, integrated double oven (Neff) integrated microwave (Neff) space for American style fridge/freezer. Large built-in cupboard which leads to a storage/utility area which itself measures 4ft 5" x 4ft 10" and has separate white uPVC double-glazed window and provides space and plumbing for a washing machine and dryer with additional storage cupboard.



### FIRST FLOOR LANDING

Loft hatch with pull down ladders, 5 doors leading off, 1 to separate WC, 1 to bathroom and 3 to bedrooms.

### WC 5' 0" x 2' 8" (1.52m x 0.81m)

Wall and floor tiles, white toilet with low level cistern. White uPVC double-glazed window with privacy glass.

### BATHROOM 8' 1" x 7' 2" (2.46m x 2.18m)

Tiled flooring, bath built with tiled finish and chrome taps, walk-in shower with fixed glass shower screen and shower fed main hot water system. Stylish sink with built-in vanity unit and chrome tap. The walls are finished to approx. half height with complementary tiles. White uPVC double-glazed window with privacy glass.

### BEDROOM 1 13' 0" x 12' 10" (3.96m x 3.91m)

Measurements taken at widest points and exclude depth of fitted wardrobes. Front facing white uPVC double-glazed window, single radiator. Extensive professionally installed fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a large double bedroom.

### BEDROOM 2 13' 0" x 10' 9" (3.96m x 3.27m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with some restricted sea views. Professionally installed fitted wardrobes either side of chimney breast providing a good degree of storage and hanging space.

### BEDROOM 3 9' 8" x 8' 8" (2.94m x 2.64m)

Carpet flooring, radiator, rear facing white uPVC double-glazed bay window with some restricted sea views. Extensive fitted wardrobes to one wall providing a good degree of storage and hanging space. A generously proportioned single bedroom.

### EXTERNALLY

Extensive driveway suitable for multiple vehicle parking with gate to the side providing access to the rear where there is the potential for additional enclosed driveway parking if required.

