



Grange Street South, Grangetown, Sunderland

Offers in the Region Of £64,995

**DOUBLE DORMER MID TERRACE COTTAGE PROVIDING 2
DOUBLE BEDROOMS AND BATHROOM ON FIRST FLOOR**

LARGE REAR YARD

REQUIRES SOME GENERAL MODERNISATION WORKS

EPC RATING E

**CURRENTLY TENANTED BUT NOTICE CAN BE PROVIDED FOR WOULD BE SUITABLE FOR AN INVESTOR RENOVATION PROJECT
VACANT POSSESSION IF REQUIRED**

DOUBLE DORMER MID TERRACE COTTAGE PROVIDING 2 DOUBLE BEDROOMS AND BATHROOM ON FIRST FLOOR - LARGE REAR YARD - REQUIRES SOME GENERAL MODERNISATION WORKS - CURRENTLY TENANTED BUT NOTICE CAN BE PROVIDED FOR VACANT POSSESSION IF REQUIRED - WOULD BE SUITABLE FOR AN INVESTOR/DIY RENOVATION PROJECT... Good Life Homes welcome to the sales market a property which may be of interest to investor or builder/DIY buyers. Currently requiring some updating works, the basic property offers considerable potential being dormered to front and rear creating full height ceilings on the first floor accommodating 2 double bedrooms and a bathroom. On the ground floor there is a large front living room, a smaller dining room and a generous kitchen area with access to the generous rear courtyard. Priced sensibly to reflect the works required, 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 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@goodlifehomes.co.uk
www.goodlifehomes.co.uk

ACCOMMODATION

INTRODUCTION

DOUBLE DORMER MID TERRACE COTTAGE PROVIDING 2 DOUBLE BEDROOMS AND BATHROOM ON FIRST FLOOR - LARGE REAR YARD - REQUIRES SOME GENERAL MODERNISATION WORKS - CURRENTLY TENANTED BUT NOTICE CAN BE PROVIDED FOR VACANT POSSESSION IF REQUIRED - WOULD BE SUITABLE FOR AN INVESTOR/DIY RENOVATION PROJECT...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, carpeted stairs to first floor landing, partially-glazed door leading to the lounge.

LOUNGE 14' 4" x 12' 9" (4.37m x 3.88m)

Carpet flooring, radiator, gas fire within a wooden fire surround, front facing white uPVC double-glazed window. Double doors leading through to dining room.

DINING ROOM 12' 2" x 8' 8" (3.71m x 2.64m)

Carpet flooring, radiator, white uPVC double-glazed window facing out on to rear yard. Archway leading to kitchen.

KITCHEN 12' 2" x 8' 8" (3.71m x 2.64m)

Vinyl flooring, fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting work surfaces. Stainless steel sink with single bowl, single drainer and chrome taps, space and plumbing for a washing machine, space for tall fridge/freezer, rear facing uPVC double-glazed window with views over rear yard. UPVC double-glazed door leading out to rear yard.

FIRST FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to bathroom.

BATHROOM 9' 3" x 6' 0" (2.82m x 1.83m)

Vinyl flooring, rear facing white uPVC double-glazed window with privacy glass. White bath with chrome taps and electric shower over, white sink with single pedestal and chrome taps, white toilet with low level cistern.

BEDROOM 1 14' 4" x 12' 10" (4.37m x 3.91m)

Large double bedroom. Radiator, front facing white uPVC double-glazed window. This has full height ceiling by virtue of the dormer roof and has fitted wardrobes.

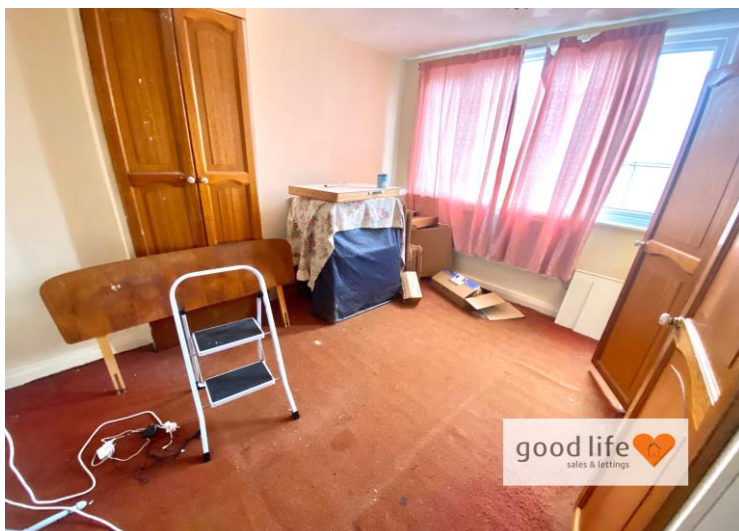


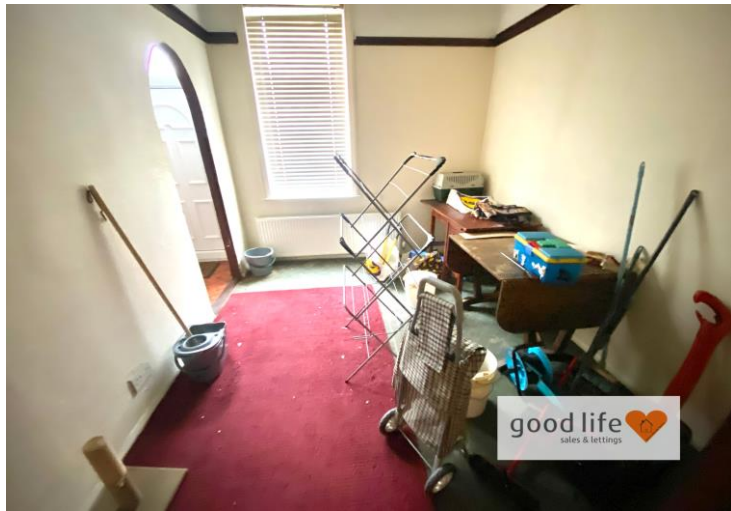
BEDROOM 2 12' 4" x 10' 3" (3.76m x 3.12m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This has full height ceiling by virtue of the dormer, fitted wardrobe's providing some storage. This is also a large double bedroom.

EXTERNAL

Rear yard with pedestrian access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	