



The Coach House, Avenue Terrace, Ashbrooke, Sunderland

Offers in the Region Of £185,000

RARE SPACIOUS DETACHED COACH HOUSE CONVERSION IN CENTRAL ASHBROOKE COMPLETED AROUND 18 YEARS AGO

3 DOUBLE BEDROOMS ON FIRST FLOOR

GROUND FLOOR BATHROOM PLUS EN SUITE BATHROOM

FIRST TIME ON OPEN MARKET SINCE CONSTRUCTION

EPC RATING C

SPACIOUS LOUNGE & LARGE DINING KITCHEN

RARE SPACIOUS DETACHED COACH HOUSE CONVERSION IN CENTRAL ASHBROOKE COMPLETED AROUND 18 YEARS AGO - FIRST TIME ON OPEN MARKET SINCE CONSTRUCTION - 3 DOUBLE BEDROOMS ON FIRST FLOOR - GROUND FLOOR BATHROOM PLUS EN SUITE BATHROOM - SPACIOUS LOUNGE & LARGE DINING KITCHEN - SMALL PRIVATE COURTYARD TO REAR - PRIVATE PARKING BEHIND REMOTE ROLLER SHUTTER IN REAR COURTYARD PLUS AMPLE ON STREET PERMIT PARKING - A UNIQUE PRIVATE HOME TUCKED AWAY WITH CONSIDERABLE PRIVACY ... Good Life Homes are delighted to bring to the market a unique home tucked away in central ASHBROOKE converted from former stables/coach housing around 18 years ago by the current owners. Reclaimed period brick was used in the construction and the property was built to modern building standards ensuring a modern home with double glazing, gas central heating and insulation for a comfortable living experience. Almost hidden from the street with only an entrance door for access, you'd have no idea what a terrific home lay behind. There's also vehicle access via a remote door into a pleasant, rear, small private courtyard which means you still have quaint outdoor space to yourself. Internally, the property is deceptively spacious with a large 21ft x 12ft lounge with doors opening onto the courtyard, a generous ground floor shower room and a very large 18ft x 17ft dining kitchen with breakfast bar and ample room for a dining table. The ground floor also boasts a large entrance hall accessed from the courtyard with an impressive and rare bifurcated staircase, an exceptional feature. On the first floor there are 3 double bedrooms leading off the split landing all with terrific sloping ceilings, with built-in wardrobes and a full bathroom leading off the principal bedroom. This is a unique opportunity which will appeal to buyers looking for a discrete, private and individual home. Sensibly priced, we urge interested purchasers to contact us to organise a viewing at the earliest opportunity. 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.

ACCOMMODATION

ENTRANCE VESTIBULE

Accessed via door to the side of the 15 The Avenue, there is front door leading into entrance vestibule. Carpet flooring, radiator, 2 white uPVC double-glazed windows with privacy glass, double-glazed roof window. Door leading off to lounge.

LOUNGE 21' 3" x 12' 6" (6.47m x 3.81m)

A lovely size lounge with carpet flooring, 2 large double radiators, white uPVC double-glazed patio doors with fixed double-glazed windows either side providing access to the rear courtyard. Feature fire acting as focal point in the room in a stone-effect finish with built-in coal-effect fire for decorative purposes only. Recessed lights to ceiling, door leading off to the rear entrance hall.

REAR ENTRANCE HALL 15' 5" x 13' 0" (4.70m x 3.96m)

Measurements taken at widest points. Provides for a formal entrance to the rear with uPVC double-glazed door leading out to rear courtyard. Carpet flooring, double radiator, built-in cupboard and feature staircase providing a tasteful design element to the space. Door leading off to shower room, door leading off to lounge, door leading off to dining kitchen.

GROUND FLOOR SHOWER ROOM 6' 0" x 5' 6" (1.83m x 1.68m)

Tiled with mosaic feature, double radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, corner quadrant shower with electric shower. White uPVC double-glazed window with privacy glass facing out on to rear courtyard. Extractor fan. Tiling to approx. half height with mosaic border and to full height within the shower area. Recessed lights to ceiling.

DINING KITCHEN 18' 7" x 17' 4" (5.66m x 5.28m)

A wonderful large space which is more than big enough to accommodate a full size table and chairs plus a full kitchen. Comprising a range of wall and floor units in a modern finish with contrasting laminate work surfaces, and breakfast bar return to allow for some informal dining. Range style oven with 5 ring gas hob, dual oven, and feature extractor. Integrated washing machine, built-in cupboard which houses gas Combi boiler. The floor is completed in a ceramic tile, 2 radiators providing heat to the space, 2 white uPVC double-glazed windows facing out onto courtyard, recessed lights to ceiling.

FIRST FLOOR LANDING

Landing to the left leading to the principal bedroom and stairs and landing to the right leads to 2 further bedrooms.



LEFT LANDING

Door leading off to principal bedroom.

PRINCIPAL BEDROOM 12' 8" x 17' 2" (3.86m x 5.23m)

Beautiful bedroom with slopping ceilings, 2 double-glazed roof windows, white uPVC double-glazed dormer window also. Professionally installed fitted wardrobes utilising the slops in the roof including drawers. Double radiator, door leading off to full en suite bathroom. This is a good sized double bedroom.

EN SUITE 9' 2" x 5' 5" (2.79m x 1.65m)

Tile flooring, chrome towel heater style radiator, double-glazed roof window with fitted blinds. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel and chrome taps. The walls are finished in a ceramic tile to full height around the bath area and to approx. half height around the remainder of the bathroom. Extractor fan.

RIGHT SIDE LANDING

Doors leading off to 2 bedrooms.

BEDROOM 2 18' 0" x 12' 7" (5.48m x 3.83m)

This is also a beautiful large double bedroom. Slopping roofs and double-glazed roof light to 1 side and uPVC double-glazed dormer window to the other. Professionally installed fitted wardrobes utilising slope in the roof including a drawer unit. Double radiator.

BEDROOM 3 12' 2" x 9' 3" (3.71m x 2.82m)

This is also a double bedroom. Carpet flooring, double radiator, attractive slopping roof with double-glazed roof window and fitted blinds.

EXTERNALLY

Courtyard with electric roller shutter vehicle access for secure vehicle parking for 1 vehicle with the potential to further extend if it was essential in the future, although, the remaining area of the courtyard is very cute benefiting for Astro turf and has a pleasant seating area so you can enjoy the outdoor space on sunny days. Parking area approx. 8ft 7" x 17ft 5". Approx. size of a standard single garage for reference purposes.

GENERAL

The property was constructed in recent years converted from former stables and benefits from a freehold title and additional on street parking is available with permits available from the council.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	