



Station Estate North, Seaham

£65,000

REQUIRING UPDATING & RENOVATION

PRICED TO REFLECT

2 DOUBLE BEDROOM HOME + EXTENDED KITCHEN

EPC RATING (to follow)

SUPERB LOCATION WITH FABULOUS REAR VIEWS OVER COUNTRYSIDE

NO CHAIN

REQUIRING UPDATING & RENOVATION - PRICED TO REFLECT - 2 DOUBLE BEDROOM HOME + EXTENDED KITCHEN - SUPERB LOCATION WITH FABULOUS REAR VIEWS OVER COUNTRYSIDE - NO CHAIN ... Good Life Homes are delighted to bring to the market a wonderful opportunity to acquire a project home allowing the new owners to acquire an attractively priced home on this sought after estate with fabulous open countryside views to the rear. Briefly comprising; on street parking, front garden, spacious lounge/dining room, extended kitchen, downstairs WC, 2 double first floor bedrooms and bathroom. Garden to rear with potential for fabulous views. Priced to reflect the current condition, offers are invited in the region of £65,000 and preference will be given to cash buyers or buyers in a progressable position. 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 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.

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifehomes.co.uk
www.goodlifehomes.co.uk

ACCOMMODATION

ENTRANCE PORCH

Vinyl flooring, uPVC double-glazed windows, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, radiator, under stairs cupboard, door leading to downstairs WC which has a separate side facing white uPVC double-glazed window with privacy glass and also a recess for coat hanging. Door leading off to lounge/dining room.

LOUNGE/DINING ROOM 21' 7" x 11' 3" (6.57m x 3.43m)

Measurements taken at widest points. A really large open space which runs from the front to the rear of the property with front facing white uPVC double-glazed double-glazed window and rear facing white uPVC double-glazed window, radiator to the front and radiator to the rear. Laminate wood-effect flooring, fireplace with coal-effect fire and painted fire surround with quartz hearth and back. Doors lead off to the entrance hall and the kitchen.

EXTENDED KITCHEN 17' 6" x 7' 7" (5.33m x 2.31m)

Extended to create an additional 6-7ft compared to the original kitchen, the dining kitchen is a lovely open space ready for a renovation into a lovely room. The current kitchen has seen better days. Wall mounted boiler, which is likely not to work, there is has been a leak from the bathroom above at some point which we are advised was fixed but has created damage to the ceiling in the kitchen. We are also advised that the washing machine in the kitchen connection had a persistent leak which also appears to have affected the flooring beneath the vinyl covering. All these things are factored into the marketing price. Side facing white uPVC double-glazed window, rear facing white uPVC double-glazed window, aluminium double-glazed door leading out to the rear. Electric cooker connection.

FIRST FLOOR LANDING

Built-in cupboard providing some storage, doors leading off to 2 bedrooms and the bathroom, side facing white uPVC double-glazed window with privacy glass.

BATHROOM 6' 10" x 5' 7" (2.08m x 1.70m)

Coloured bathroom in need of renovation comprising toilet with low level cistern, sink with single pedestal and chrome taps,



bath with panel, chrome taps. Electric shower over the bath. Double radiator, side facing white uPVC double-glazed window with privacy glass.

BEDROOM 1 14' 6" x 9' 10" (4.42m x 2.99m)

Radiator, front facing white uPVC double-glazed window with pleasant views, side facing white uPVC double-glazed window with privacy glass. Built-in cupboard providing some storage. This is a large double bedroom.

BEDROOM 2 11' 6" x 10' 7" (3.50m x 3.22m)

This is also a large double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window with amazing panoramic views of countryside, farm land and hedgerows. Immediately adjacent to the rear boundary is arable farmland at the time of listing currently planted with wheat.

EXTERNALLY

Ample on street parking to the front, front garden, access down the side to the rear garden and uPVC double-glazed door leading to entrance porch. The property benefits from a rear garden which has the potential to have a beautiful rear outlook and is bordered by houses either side who have beautifully maintained gardens.



