



Keswick Avenue, Sunderland

£140,000

GREAT LOCATION

WALKING DISTANCE TO SEA FRONT, METRO & SEA ROAD SHOPS

TERRIFIC SOUTH FACING LARGE REAR GARDEN PLOT

EPC RATING D

REQUIRES SOME UPDATING

HAS UPVC DG, GCH COMBI WITH GAS CERT & ELECTRICAL CERT

GREAT LOCATION - 2 DOUBLE BED SEMI - WALKING DISTANCE TO SEA FRONT, METRO & SEA ROAD SHOPS - TERRIFIC SOUTH FACING LARGE REAR GARDEN PLOT - REQUIRES SOME UPDATING - HAS UPVC DOUBLE-GLAZING, GCH COMBI WITH GAS CERT & ELECTRICAL CERT - NO CHAIN GREAT OPPORTUNITY ... Good Life Homes are delighted to bring to the market a good opportunity to acquire a 2 double bedroom semi-detached home on Keswick Avenue attractively priced. Requiring some updating, the property does have uPVC double glazing, a modern COMBI boiler and an electrical certificate confirming that the property was compliant with current landlords safety regulations as the property was previously let for some considerable time but is now available with vacant possession. Of particular interest to buyers will be the very large rear garden plot enjoying a south facing aspect which is a real asset. The property briefly comprises; entrance hall, lounge, kitchen, 2 double bedrooms and bathroom, front and rear gardens, on street parking. Walking distance to beach, Sea Road shopping and Metro. Viewing arrangements can be made by contacting the 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.

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ACCOMMODATION

ENTRANCE HALL

Entrance via uPVC double-glazed door. Laminate wood-effect flooring, radiator, stairs to first floor, door leading off to lounge.

LOUNGE 14' 3" x 12' 6" (4.34m x 3.81m)

Measurements taken at widest points, into bay and alcove. Laminate wood-effect flooring, front facing white uPVC double-glazed bay window, double radiator. Door leading off to kitchen.

KITCHEN 11' 5" x 7' 6" (3.48m x 2.28m)

Vinyl tile flooring, radiator, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate wood-effect work surfaces, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Built in cupboard leading off the kitchen which houses a modern Combi boiler, electric consumer unit, electric meter and gas meter. Please note, that until recently the gas would have had a valid landlord gas safety certificate and the electrical consumer unit has notice confirming that a electrical safety certificate was in place with next review September 2026.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch. 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1 15' 6" x 12' 9" (4.72m x 3.88m)

Carpet flooring, double radiator, front facing white uPVC double-glazed bay window, white uPVC double-glazed standard window, also front facing. This is a good size double bedroom.

BEDROOM 2 9' 8" x 9' 0" (2.94m x 2.74m)

Radiator, rear facing white uPVC double-glazed window with views over garden and beyond.

BATHROOM

White toilet with low level cistern, white sink with single pedestal and chrome taps, bath with panel and chrome taps.

EXTERNALLY



There is gated entrance to the front with potential to create a driveway in the future with access down the side of the property to the rear. The property benefits from one of the larger gardens on Dene Estate with a desirable south facing aspect which enjoys sun majority of the day, weather permitting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	