



Whitburn Terrace, Whitburn, Sunderland

Offers in the Region Of £225,000

SPACIOUS EXTENDED 4 BEDROOM END OF TERRACE

GREAT LOCATION JUST OFF SEA ROAD

WALKING DISTANCE TO METRO & SEA FRONT

EPC RATING (to follow)

INDIVIDUALLY STYLED AND WELL PRESENTED THROUGHOUT

4TH BEDROOM EXTENSION COULD ALSO BE OFFICE OR STUDIO

SPACIOUS EXTENDED 4 BEDROOM END OF TERRACE - GREAT LOCATION JUST OFF SEA ROAD - WALKING DISTANCE TO METRO & SEA FRONT - INDIVIDUALLY STYLED AND WELL PRESENTED THROUGHOUT - 4TH BEDROOM EXTENSION COULD ALSO BE OFFICE OR STUDIO - LOVELY REAR PRIVATE COURTYARD - AMPLE ON STREET PARKING ... Good Life Homes are delighted to bring to the market a fairly recently extended 4 double bedroom end of terrace offering spacious family-size accommodation over two floors and with many original period features maintained. With lovely entrance hall and two large reception rooms on the ground floor, there's also a spacious dining/kitchen and separate WC. A Skandi-style impressive extension has been constructed primarily as a 4th double bedroom but new owners could quite easily use this as a working studio or home office depending on your individual requirements and the fabulous double doors leading out to the rear courtyard certainly lends itself to alternate uses. On the first floor there are 3 double bedrooms and a bathroom all leading off a spacious split landing. The rear courtyard offers very private outdoor space with an enclosed area extending from the extension ensuring you can enjoy the outdoors whatever the weather! This is a very spacious, stylishly and uniquely presented family home which offers so much in such a great location with everything on your doorstep including the convenience of Sea Road shopping. 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 VESTIBULE

Entrance via hardwood front door with leaded paneled glass. Vinyl flooring, electric meter and relatively new consumer unit, gas meter. Partially-glazed door leading into entrance hall.

ENTRANCE HALL

Natural wood flooring, radiator, period style staircase leading to first floor, under stairs cupboard providing useful storage. Doors leading off to reception room 1, reception room 2 and kitchen.

RECEPTION ROOM 1 14' 9" x 14' 7" (4.49m x 4.44m)

Measurements taken at widest points, into bay and alcove. Natural wood flooring, double radiator, front facing white uPVC double-glazed bay window. Impressive ceiling height of approx. 9ft 10". Impressive chimney breast partially stripped back to bare brick which houses a powerful log burning stove.

RECEPTION ROOM 2 16' 0" x 14' 8" (4.87m x 4.47m)

Measurements taken at widest points. Natural wood flooring, double radiator, rear facing white uPVC double-glazed window with views over enclosed courtyard. Tiled period fireplace with complementary hearth, built in cupboards and shelving either side of the chimney providing useful storage. This is a lovely spacious second reception room.

BREAKFASTING KITCHEN 18' 7" x 7' 8" (5.66m x 2.34m)

Laminate tile effect flooring, white uPVC double-glazed window facing out onto courtyard and white uPVC double-glazed door leading to rear courtyard, column style radiator. Fitted kitchen with a range of wall and floor units with natural wood work surfaces. Ceramic sink with single bowl, single drainer and Monobloc tap, double integrated oven, integrated 5 ring gas hob with integrated extractor and glass splash back. Space for tall fridge/freezer, integrated washing machine. Ample space for dining table and chairs. Recessed lights to ceiling.

REAR LOBBY

LVT flooring, doors leading off to WC and extended bedroom 4.

WC 4' 7" x 2' 6" (1.40m x 0.76m)

LVT flooring, hand basin with chrome tap, toilet with low level cistern. Extractor fan.

BEDROOM 4 11' 10" x 9' 8" (3.60m x 2.94m)



LVT flooring, double radiator, double glazed patio doors rear patio. This extension was constructed by the current owners and we are advised it has all appropriate planning/building regulations approvals required.

HALF LANDING

Radiator, sky light, stairs to rear landing and stairs to front landing.

REAR LANDING

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

BEDROOM 3 12' 0" x 7' 10" (3.65m x 2.39m)

Carpet flooring, radiator, side facing white uPVC double-glazed window. This is a good size double bedroom.

BATHROOM 5' 4" x 4' 5" (1.62m x 1.35m)

Tiled flooring, chrome towel heater, side facing white uPVC double-glazed window. White toilet with low level cistern, white sink built into vanity unit with chrome tap, quadrant shower cubicle with stylish tiling and shower fed from the main hot water system. Recessed lights to ceiling.

FRONT LANDING

Loft hatch with pull down ladders providing additional storage into loft area. Doors to 2 more double bedrooms, 1 and 2.

BEDROOM 2 14' 8" x 13' 3" (4.47m x 4.04m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window, built in cupboard providing some storage. Period style fireplace with tiled hearth. This is another large double bedroom.

BEDROOM 1 16' 3" x 12' 0" (4.95m x 3.65m)

Another large double bedroom with carpet flooring, radiator, front facing white uPVC double-glazed windows.

EXTERNALLY

The property benefits from a beautiful rear courtyard with Scandi-design extension incorporating the 4th bedroom and a further covered seating area. The courtyard is a lovely space to enjoy some outdoor social activities, pedestrian gate providing access to the side.

