

Bristol Avenue
Sunderland
SR5 4QR



Bristol Avenue

£129,995

INTRODUCTION

EXTENDED 3 DOUBLE BEDROOM HOME - MODERNISED AND WELL PRESENTED - GARAGE & DRIVEWAY TO REAR - STYLISH KITCHEN DINING ROOM - STUNNING BATHROOM WITH SEPARATE SHOWER & BATH - ATTRACTIVELY PRICED ...

ENTRANCE HALL

Entrance via GRP door. Tiled flooring, carpeted stairs to first floor, radiator, partially-glazed door leading to lounge, folding door leading to the kitchen/dining room.

LOUNGE

Measurements taken at widest points

Laminate wood-effect flooring, radiator, large front facing white uPVC double-glazed window allowing lots of light into the space. Feature chimney breast with log burning stove sat upon a granite hearth and LED lights built into the floor just in front of the fireplace providing an extra lovely feature. Open plan doorway approx. 5ft 10" which leads through to the dining room.

DINING KITCHEN

Continuation of laminate wood-effect flooring from the lounge, radiator, rear facing white uPVC double-glazed window with views over the rear garden. The current owners have a portable sauna positioned in this room which can be seen in the photographs but will not be left with the property. This room has ample space for a dining table and chairs. Open plan serving hatch/frame with direct views into the kitchen.

KITCHEN/DINING ROOM

Part of an extension to the original property, the kitchen/dining room is a lovely space with tiled flooring, modern kitchen with a range of wall and floor units in a white finish with complementary work surface, granite style sink with single bowl, single drainer and matching Monobloc tap. Integrated electric oven with 4 ring ceramic hob and feature extractor chimney with matching splash back, space and plumbing for a washing machine, and the current owners also have a freestanding American style fridge/freezer in the dining area. The dining area has a flat panel radiator, white uPVC double-glazed sliding doors leading out to the rear garden.

FIRST FLOOR LANDING

Loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

A beautiful well-appointed recently modernised bathroom with stylish floor and wall coverings. Freestanding bath with floor mounted chrome tap and separate shower attachment, double walk-in shower with low profile tray and electric shower, bowl style sink placed on top of a drawer unit with chrome tap and toilet with concealed cistern. Chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass, recessed lights to ceiling and extractor fan. This is a lovely bathroom by any standard.

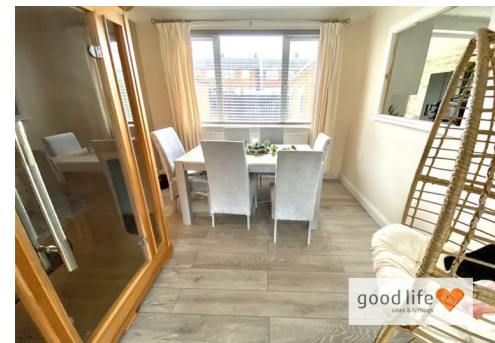
BEDROOM 1

Double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Extensive fitted wardrobes with sliding doors and additional built-in cupboard. This is a good size double.

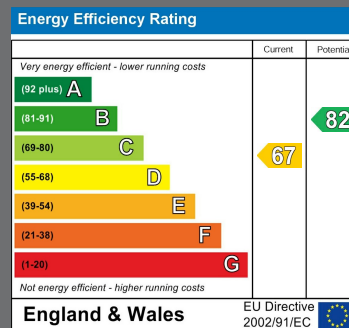
BEDROOM 2

Carpet flooring, radiator, front facing white uPVC double-glazed window, built-in cupboard providing additional storage. This is also a double bedroom.



Local Authority
Sunderland

Council Tax Band
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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