

Aysgarth Avenue
Grangetown
Sunderland
SR2 9RT



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Aysgarth Avenue

£142,000

INTRODUCTION

LARGER STYLE 3 BEDROOM SEMI-DETACHED HOME - POPULAR RESIDENTIAL PRIVATE ESTATE - LOUNGE/THROUGH DINING ROOM - KITCHEN LEADING OFF DINING ROOM - SEPARATE UTILITY - SOUTH FACING REAR GARDEN - LONG DRIVEWAY - NO CHAIN ...

ENTRANCE PORCH

Tiled flooring, white uPVC double-glazed window, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, side facing white uPVC double-glazed window with privacy glass, double radiator, carpeted stairs to first floor landing, under stairs cupboard. Door leading off to lounge, door leading off to bathroom.

BATHROOM

Larger style ground floor bathroom in this particular style of house. Tiled flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal and taps, bath with panel, taps, shower over fed from the main hot water system and ceramic tiles to the wall. Extractor fan.

LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed bay window, feature fire place in a painted finish with quartz hearth and back and built-in coal-effect gas fire. Door leading off to entrance hall, double doors leading into the dining room. This is a lovely size lounge.

DINING ROOM

Carpet flooring, double radiator, white uPVC double-glazed patio doors leading out to raised deck patio, double doors leading into lounge, door leading off to utility, door leading off to kitchen.

KITCHEN

Tile flooring, side facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a white high gloss finish, integrated electric oven, 4 ring integrated gas hob, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for tall fridge/freezer, wall mounted Combi boiler, under bench space for additional appliance or refuse bins.

UTILITY

Tile flooring, rear facing white uPVC double-glazed window, uPVC cladding to the walls and ceiling, recessed lights, electric sockets, work bench with plumbing and space for washing machine beneath.

FIRST FLOOR LANDING

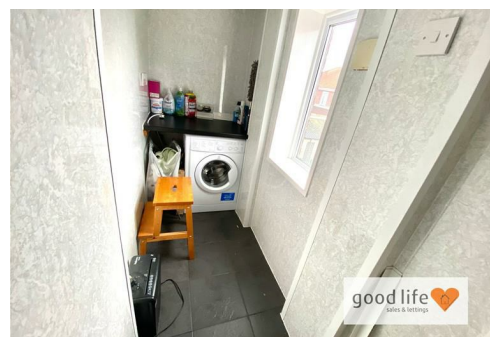
Alarm keypad, rear facing white uPVC double-glazed window, loft hatch, 3 doors leading off to bedrooms.

BEDROOM 1

Carpet flooring, double radiator, front facing 2 white uPVC double-glazed window. Professionally installed fitted wardrobes to 1 wall providing a good degree of storage and hanging space. Built-in cupboard also providing additional storage.

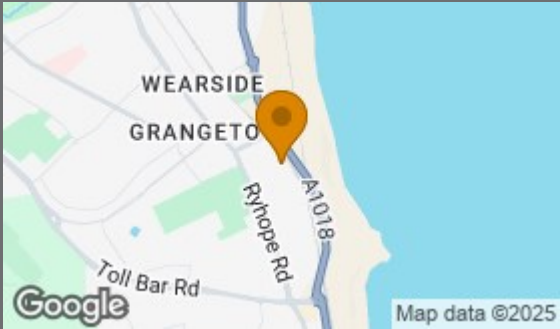
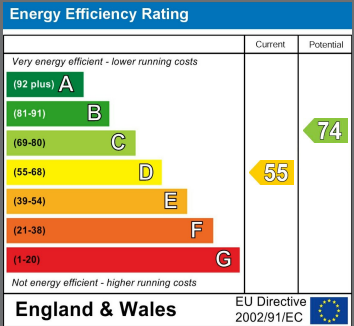
BEDROOM 2

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with south facing elevated views. Professionally installed fitted wardrobes to 1 wall with sliding doors providing a good degree of storage and hanging space.



Local Authority
Sunderland

Council Tax Band
B



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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