

Kitchener Terrace  
Grangetown  
Sunderland  
SR2 9RR



# Kitchener Terrace

£65,000

## INTRODUCTION

2 BEDROOM MID TERRACE COTTAGE - NEW ROOF IN RECENT YEARS - UPVC DOUBLE GLAZING - GCH VIA COMBI BOILER - WOULD BENEFIT FROM SOME GENERAL UPDATING - DESIRABLE STREET WITHIN GRANGETOWN ...

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, radiator, loft hatch. Door leading off to bedroom 2, door leading off to lounge.

## BEDROOM 2

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window.

## LOUNGE

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Feature fire surround in a wood-effect finish with quartz hearth and back. Door leading off to kitchen, double doors leading to bedroom 1.

## BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window, double doors leading into lounge. This is a good size double bedroom but could equally be used as a secondary lounge depending on the needs of the new owners. There would have been a separate door from the entrance hall leading into this room at some point.

## KITCHEN

Carpet flooring, white uPVC double-glazed window facing out onto rear courtyard/car port, radiator. Fitted kitchen with a range of wall and floor units in a white finish with matching laminate work surface. Sink with single drainer, single bowl and Monobloc tap, space and plumbing for a washing machine, space and plumbing for gas cooker, space for tall fridge/freezer. Open doorway leading through to rear lobby.

## REAR LOBBY

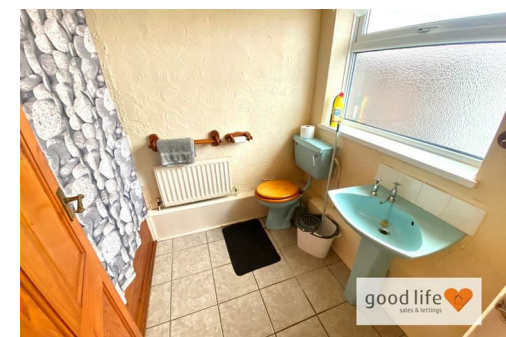
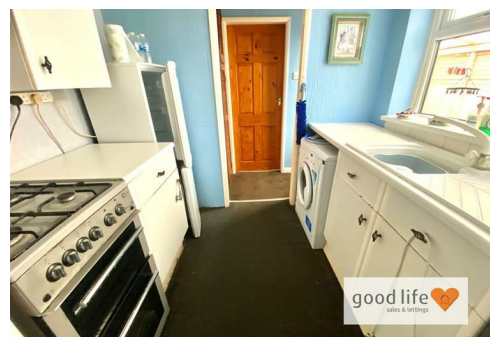
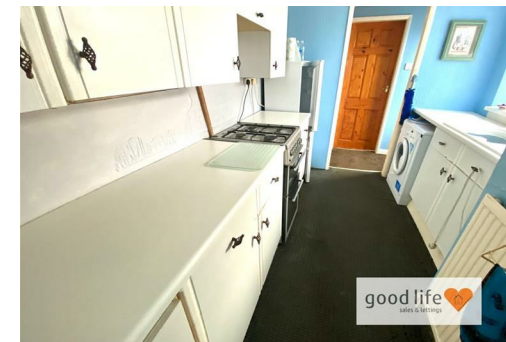
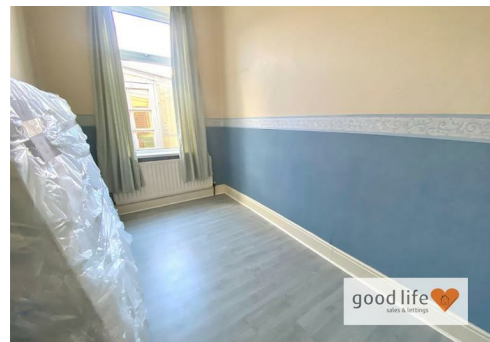
Carpet flooring, built-in cupboard housing the Combi boiler, white uPVC double-glazed door leading off to rear carport/ rear courtyard, door leading off to bathroom.

## BATHROOM

Tiled flooring, radiator, white uPVC double-glazed window with privacy glass facing out onto rear courtyard/car port. Coloured bathroom suite comprising toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome taps, separate shower fed from the Combi boiler system.

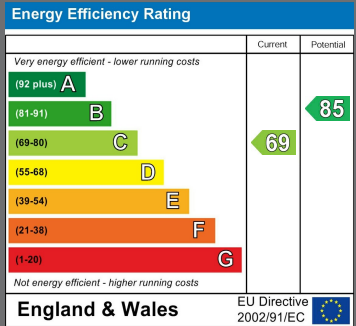
## EXTERNALLY

The property has enclosed car port measuring approx. 16ft 10 x 8ft 1. Manual up and over garage door, polycarbonate roof and part brick and part corrugated sides. Glazed door to the rear providing a small amount of outdoor space.



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





## Contact

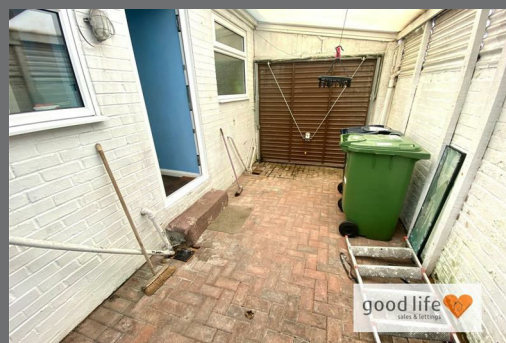
0191 565 6655

[info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)

[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)

## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



**good life**  
sales & lettings

