

Acklam Avenue
Grangetown
Sunderland
SR2 9SH



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sales & lettings

Acklam Avenue

£165,000

INTRODUCTION

STUNNING 2 DOUBLE BED EXTENDED SEMI - CORNER PLOT - FABULOUS GROUND FLOOR EXTENSION ADDING 250 SQ FT - FORMER 3 BED NOW WITH UPSTAIRS BATHROOM - FULLY MODERNISED READY TO MOVE INTO - DRIVEWAY - GARDENS TO FRONT, SIDE & REAR - WONDERFUL IMPRESSIVE OPPORTUNITY ...

ENTRANCE PORCH

Entrance via uPVC double-glazed door. Tiled flooring, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, double radiator, carpeted stairs to first floor landing, door leading to extended lounge, door leading to second lounge/dining room, door leading to WC, door leading to kitchen.

SECOND LOUNGE

Measurements taken at widest points and into bay.

A lovely size room which would have been the main living room to the property prior to the extension and comprises, carpet flooring, double radiator, front facing white uPVC double-glazed bay window. Attractive fireplace in a white finish with matching hearth and built-in coal effect electric fire.

W C

Porcelain tile flooring, uPVC cladding to the walls and ceiling, rear facing white uPVC double-glazed window with privacy glass, towel heater style radiator. White toilet with low level cistern, white sink with single pedestal and chrome taps. This would have been the former bathroom to the original property layout.

KITCHEN

Laminate wood-effect flooring, white uPVC double-glazed window with rear facing views over the garden. Lovely ceramic sink with bowl and a half, single drainer and Monobloc tap, recently installed fitted kitchen with a range of wall and floor units in a white finish with complementary laminate work surface. Integrated electric oven, 4 ring ceramic hob and integrated extractor, integrated fridge/freezer, space and plumbing for a washing machine. The kitchen extends another 7ft 8" x 2ft 10" creating a pathway to the an uPVC double-glazed exit door which in turn leads to the rear garden, there is also a radiator in this part of the kitchen.

EXTENDED LOUNGE

Fabulous single storey extension to the side of the property, significantly increasing the original area by over 250 sq ft. This fabulous extension is accessed directly from the entrance hall and comprises, carpet flooring, 2 double radiators, 2 white uPVC double-glazed windows, front and rear facing, and side facing white uPVC double-glazed patio doors leading out to a decked patio and side garden. Feature fireplace is a focal point, but the room itself provides ample space for any combination of furniture if required and is a really is a stunning addition to the original property.

HALF LANDING

Rear facing white uPVC double-glazed window and stairs to first floor landing.

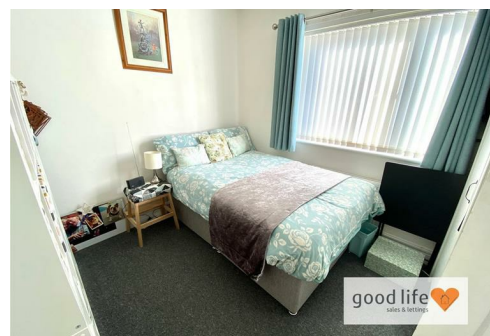
FIRST FLOOR LANDING

Loft hatch, large built-in cupboards, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

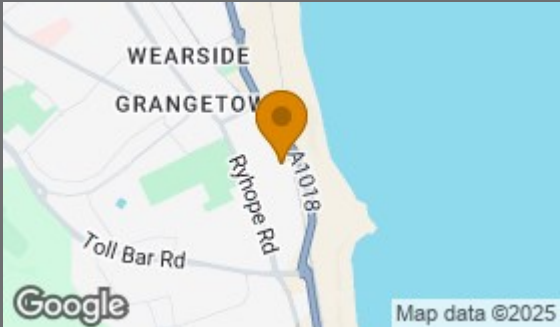
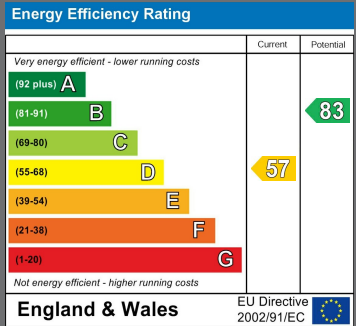
A lovely large double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted bedroom furniture 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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