

Acklam Avenue
Grangetown
Sunderland
SR2 9SH



good life
sales & lettings



Acklam Avenue

£145,000

INTRODUCTION

EXTENDED 3 BEDROOM SEMI-DETACHED - POSITIONED ON LARGE SIDE/CORNER PLOT - DRIVEWAY & DETACHED GARAGE - RECENT LARGE EXPENDITURE - MOSTLY DECORATIVE COSMETIC WORK STILL OUTSTANDING - GOOD OPPORTUNITY SENSIBLY PRICED ...

ENTRANCE PORCH

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

ENTRANCE HALL

Carpet flooring, radiator, side facing white uPVC double-glazed window, carpeted stairs to first floor landing. Doors leading off to the bathroom, dining kitchen and lounge.

BATHROOM

Vinyl tile-effect flooring, radiator, toilet with low level cistern, sink built into vanity with chrome tap, double walk-in shower cubicle with fixed glass shower screen, water fall shower and separate hand held shower. The walls are finished in uPVC cladding, white uPVC double-glazed window facing out onto conservatory. The bathroom has not long been renovated.

LOUNGE

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

KITCHEN/DINING ROOM

Part of an extension to the original property, no floor coverings, 3 white uPVC double-glazed windows. Recent fitted kitchen with a range of wall and floor units in a white high gloss finish with stylish laminate work surfaces, integrated electric oven, 4 ring ceramic hob, feature extractor chimney in stainless steel finish, granite style sink with single bowl, single drainer and Monobloc tap. Space and plumbing washing machine, breakfast bar bench and vertical radiator, uPVC double-glazed door leading out to rear conservatory porch utility.

REAR CONSERVATORY, PORCH, UTILITY

Operating by the current owners as a laundry room, carpet flooring, space for double fridge/freezer, space for tumble dryer, uPVC double-glazed window, poly-carbonate roof and white uPVC double-glazed door leading out rear garden.

HALF LANDING

Rear facing, white uPVC double-glazed window.

LANDING

Large built-in cupboard, 3 doors leading off to bedrooms.

BEDROOM 1

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

BEDROOM 2

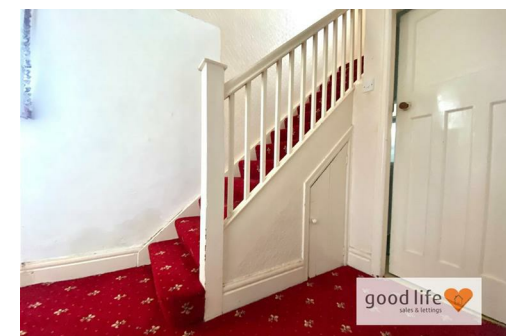
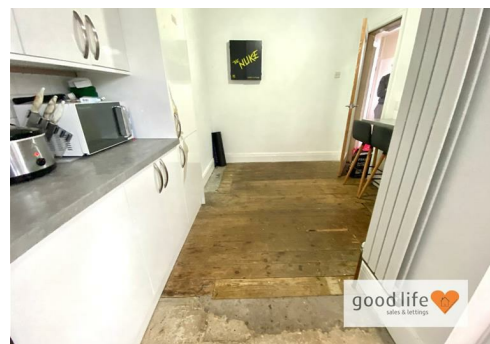
This is also a large double bedroom.

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

BEDROOM 3

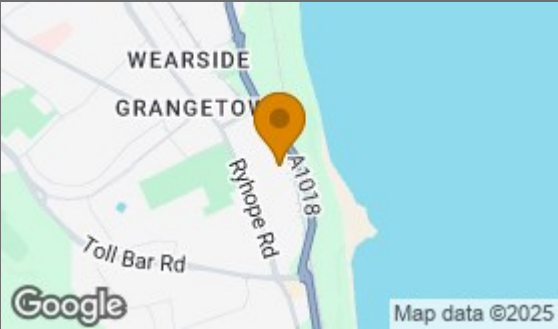
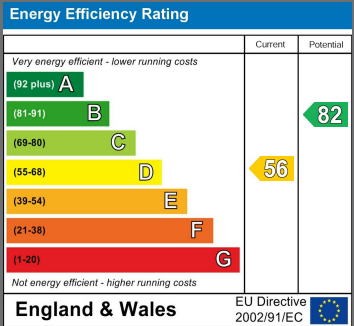
Single bedroom.

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



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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