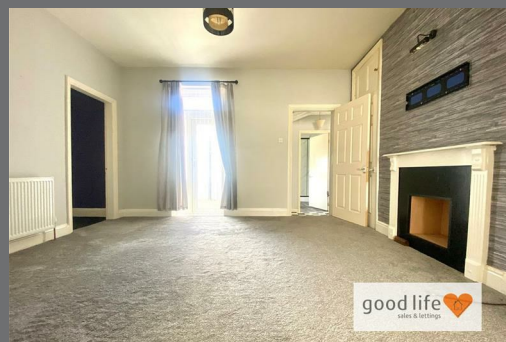


Cheviot Street
Pallion
Sunderland
SR4 6QN



Cheviot Street

£95,000

INTRODUCTION

RARE LARGE DOUBLE FRONTED COTTAGE - 2 DOUBLE BEDROOMS COULD BE 3 - EXTENDED KITCHEN TO SIDE - GARDEN LAND TO SIDE & FRONT - ENCLOSED YARD TO REAR - NEW ROOF IN RECENT YEARS - NO CHAIN ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, radiator. Door leading off to bedroom 1, door leading off to lounge.

BEDROOM 1

Good size double bedroom.

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

RECEPTION ROOM 1

Measurements taken at widest points and into bay.

Formally, this would have been a bedroom but is now utilised as a reception room. Carpet flooring, radiator, white uPVC double-glazed bay window, feature fire in a painted finish with stylish inset and quartz hearth. Double open plan door way leading to reception room 2.

RECEPTION ROOM 2

This would have been the original lounge with direct access from the entrance hall, that access has now been closed off, but could be returned, current access is via a double door way from reception room 1 creating a part open plan feel. Carpet flooring, feature fireplace as focal point, double radiator, white uPVC double-glazed patio doors leading out to rear courtyard, built-in cupboard to 1 side of the chimney breast providing useful storage and space. Doors leading off to bedroom 2 and rear lobby.

BEDROOM 2

Good size bedroom.

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

REAR LOBBY

Archway leading to the kitchen, door leading to the bathroom.

BATHROOM

Vinyl wood-effect flooring, black towel heater style radiator, white uPVC double-glazed window with privacy glass facing out onto rear courtyard, window comprising glass blocks. The walls are finished uPVC cladding. Double walk-in shower cubicle with electric shower and black trim, sink with single pedestal and chrome taps, toilet with low level cistern.

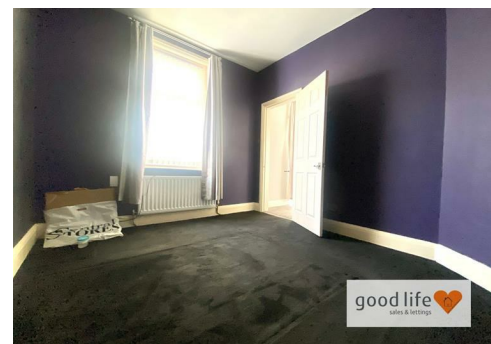
KITCHEN

Built within the extension, the kitchen has vinyl flooring, a range of floor units in a medium wood finish with contrasting laminate work surfaces. Stainless steel sink with bowl and a half, single grainer and matching Monobloc tap sat beneath a white uPVC front facing window, wall mounted Worcester Bosch combi boiler, under bench space and plumbing for a washing machine and space for tall fridge/freezer. Door leading off to a utility area.

UTILITY AREA

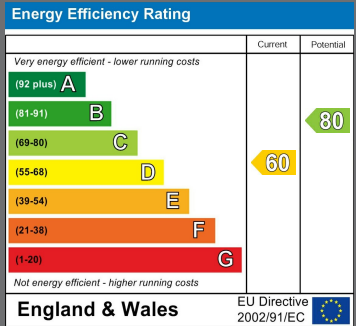
Vinyl flooring, glass block window, white uPVC double-glazed door with privacy glass leading to the side of the property.

EXTERNALLY



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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