

Joan Avenue
Grangetown
Sunderland
SR2 9TA



good life
sales & lettings



Joan Avenue

£165,000

INTRODUCTION

OUTSTANDING JUST FULLY RENOVATED - 2 DOUBLE BEDROOM EXTENDED SEMI-DETACHED - SOUTH FACING REAR GARDEN - DRIVEWAY & LARGE GARAGE WITH REMOTE DOOR - IMPRESSIVE KITCHEN & BATHROOM - BEAUTIFULLY PRESENTED GORGEOUS THROUGHOUT - NO CHAIN ...

ENTRANCE PORCH

White uPVC double-glazed door leading into, partially-glazed door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, door leading to lounge/dining room.

LOUNGE/DINING ROOM

An absolutely fabulous large space with a beautiful lounge, UPVC double-glazed bay window allowing lots of light into the space and white uPVC double-glazed patio sliding doors to the rear opening out onto a raised patio, 2 double radiators provide heat to these the rooms, feature fireplace with coal-effect gas fire and quartz hearth. Door leading off to dining kitchen.

DINING KITCHEN

Part of an extension to the original property with lovely tiled flooring running through out, stylish shaker style new kitchen with stylish laminate work surfaces, integrated electric oven, 4 ring gas and feature extractor chimney in stainless steel finish. Granite style sink with single bowl, single drainer and Monobloc tap, space and plumbing for a washing machine, integrated dishwasher, white uPVC double-glazed window looking out over the garden. Built-in cupboard some storage space under the stairs also, vertical flat panel style designer radiator.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 3 doors leading off 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Measurements taken at widest points and into bay. Fabulous large double bedroom.

White uPVC double-glazed bay window, double radiator. Fitted wardrobes with sliding mirrored doors providing a good degree of storage and hanging space. Further large built-in cupboard with shelving and storage space and also the location of the recently installed Combi boiler.

BEDROOM 2

Also good size double bedroom. Carpet flooring, double radiator, rear facing white uPVC double-glazed window.

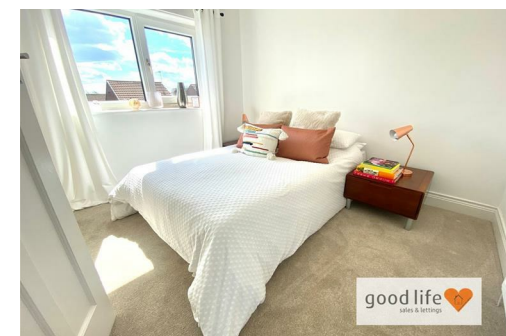
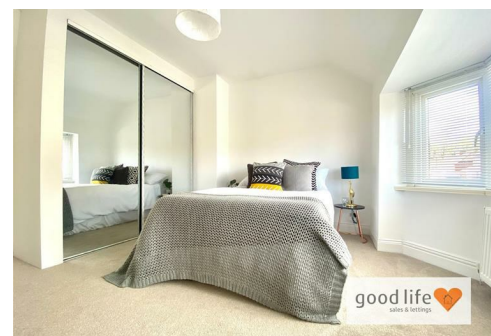
BATHROOM

Good size family bathroom. Tiled flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap, glass shower screen over, separate shower fed from the main Combi boiler system comprising overhead waterfall style shower and separate hand held shower. The walls around the toilet, sink and bath area are finished in a very stylish oversize white ceramic tile.

GARAGE

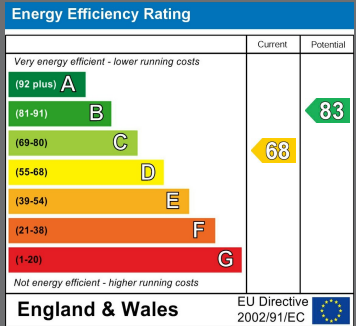
Approx. to the widest point at the rear of the garage. Roller shutter electric door providing vehicle access. Electric sockets and lighting, white uPVC double-glazed window and white uPVC double-glazed door providing access to the rear garden. Further built-in cupboard additional useful storage space.

EXTERNALLY



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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