

Greta Terrace
Barnes
Sunderland
SR4 7RD



Greta Terrace

£110,000

INTRODUCTION

2 BED 2 RECEPTION ROOM DOUBLE FRONTED COTTAGE - VERSATILE ONE LEVEL LIVING - UPVC DOUBLE GLAZING & GCH VIA COMBI - NEW ROOF IN RECENT YEARS - WET ROOM STYLE WALK-IN SHOWER - PLEASANT SPACIOUS REAR YARD WITH VEHICLE ACCESS - CLOSE TO CHESTER ROAD SHOPPING & HOSPITAL - NO CHAIN - SENSIBLY PRICED ...

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Carpet flooring, built in cupboard housing the gas meter, electric meter and electric fuse box. Partially-glazed door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, 3 doors leading off, 2 to bedrooms and 1 to lounge.

BEDROOM 1

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Bespoke fitted wardrobes which have been built a number of years to 1 wall with built in drawers and mirror for dressing table, matching headboard and bedside drawers.

BEDROOM 2

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with a good degree of storage and hanging space. Separate (not built in) wardrobe which we don't know whether the current owner intends to take or leave but this is something that interested parties can ask for on request.

RECEPTION ROOM 2

Carpet flooring wall mounted gas fire, built in cupboard, double radiator, rear facing white uPVC double-glazed window. Partially-glazed door leading off to the kitchen, double single-glazed doors leading off to reception room 1.

RECEPTION ROOM 1

A lovely large room white uPVC double-glazed bay window, large double radiator, gas fire with fire surround built into quartz hearth and back, built in cupboard to 1 side of the chimney breast providing additional storage. Lovely high ceilings and coving.

KITCHEN

Vinyl wood-effect flooring, rear facing white uPVC double-glazed window. Modern fitted kitchen with a range of wall and floor units in a wood-effect finish with complementary laminate work surfaces. Circular stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer. Door leading off to rear lobby.

REAR LOBBY

Vinyl wood effect flooring, white uPVC double-glazed door leading off to rear courtyard, built in cupboard housing the combi boiler and providing additional useful storage. Door leading off to the wet room bathroom.

WETROOM

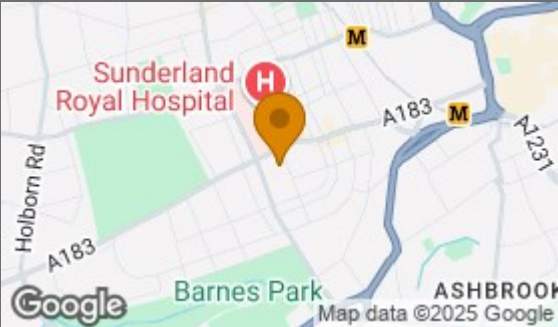
Converted only approx. 1 year ago, the wet-room bathroom has wet room style vinyl flooring allowing you to have a walk in shower which drains directly into the floor waste. The walls are completely tiled and there is a modern white toilet with low level cistern, sink with single pedestal and chrome tap. Large double radiator provides ample heat to the space, white uPVC double-glazed window facing onto the rear courtyard with privacy glass. Extractor fan.



Local Authority
Sunderland

Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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