

Brandling Street
Roker
Sunderland
SR6 0LL



good life 
sales & lettings

Brandling Street

£130,000

INTRODUCTION

NO CHAIN RENOVATION OPPORTUNITY - 3 DOUBLE BED MID TERRACE HOUSE - 2 RECEPTION ROOMS - MODERN ELECTRICS - MODERN COMBI BOILER - UPVC DOUBLE GLAZING - FABULOUS LOCATION - MINUTES WALK TO ROKER PARK - WALKING DISTANCE TO SEA FRONT ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Built-in cupboard housing the modern consumer unit which according to the information on the front of the consumer unit was last inspected as compliant on 10th April 2024, gas and electric meter also. Partially-glazed door leading off to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, double radiator, carpeted stairs to half landing, door leading off to lounge, door leading off to second reception and double-glazed door leading to rear courtyard.

LOUNGE

Measurements taken at widest point and into bay window.

Carpet flooring, double radiator, front facing white uPVC double-glazed bay window. Decorative fire surround in a painted finish with marble hearth and back and built-in stone-effect gas fire. This room has lovely high ceilings extending to approx. 10ft high. Double doors leading into reception room 2.

RECEPTION ROOM 2

Carpet flooring, rear facing white uPVC double-glazed window. The chimney breast comprises of a large log burning stove sat upon a raised plinth. Double doors leading off reception room 1 and single door leading to entrance hall, door leading off to kitchen.

KITCHEN

Laminate wood-effect flooring, radiator, white uPVC double-glazed window looking out onto rear courtyard. Fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate work surfaces. Stainless steel sink with bowl and half, single drainer and tap. Space and plumbing for a washing machine, space for dishwasher, space for tall fridge/freezer, space for electric oven. Built-in cupboard housing a modern Combi boiler. Door leading off to the rear lobby.

REAR LOBBY

Vinyl flooring, external uPVC door, door leading off to the bathroom.

BATHROOM

Vinyl wood-effect flooring, double radiator, white uPVC double-glazed window with privacy glass facing the rear courtyard. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome taps and showerhead attachment. Recess with uPVC cladding which was formally for an electric shower cubicle.

HALF LANDING

Rear facing white uPVC double-glazed window. Stairs to full landing.

FIRST FLOOR LANDING

Radiator, 3 doors leading off all to bedrooms.

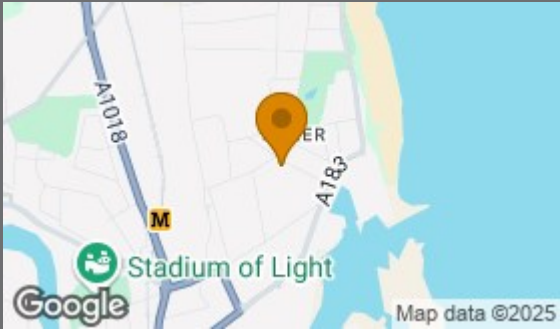
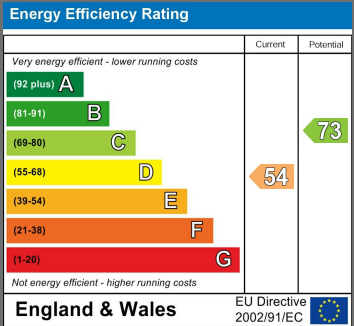
BEDROOM 1

Carpet flooring, radiator, rear 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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

good life 
sales & lettings