

Duncan Street  
Sunderland  
SR4 6QR



good life   
sales & lettings

# Duncan Street

£59,995

## INTRODUCTION

2 BEDROOM MID TERRACE COTTAGE - SINGLE STOREY - UPVC DG & GCH VIA COMBI - REPLACEMENT ROOF IN RECENT YEARS - REQUIRES SOME FURTHER UPDATING - NO CHAIN ...

## ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Carpet flooring, electric meter, electric fuse box. Partially-glazed door leading to entrance hall.

## ENTRANCE HALL

Radiator, 2 doors leading off to lounge and bedroom 1.

## BEDROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. Corner cupboard which houses the gas meter.

## LOUNGE

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Valor Homeflame style gas fire mounted on brick chimney breast with matching shelving. Door leading off to bedroom 2 and door leading off to kitchen.

## BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is large enough to accommodate a double bed also.

## KITCHEN

Vinyl tile-effect flooring, 2 white uPVC double-glazed windows overlooking the rear courtyard. Fitted kitchen with a range of wall and floor units in a wood-effect finish with contrasting laminate work surface. Space and plumbing for a gas cooker, electric cooker electric point, stainless steel sink with single bowl, single drainer and 2 taps. Wall mounted Worcester Bosch combi boiler. Door leading off to rear lobby.

## REAR LOBBY

Vinyl tile-effect flooring, hardwood leading to rear courtyard, built-in cupboard utilised as a larder unit. Door leading off to kitchen, door leading off to bathroom.

## BATHROOM

Carpet flooring, double radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome taps. The walls are finished in a ceramic tile.

## EXTERNALLY

Manual up and over garage door providing the potential for vehicle access if necessary.

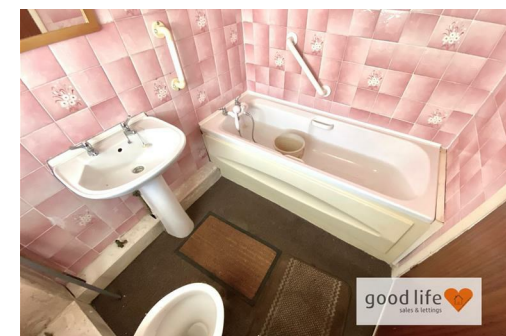
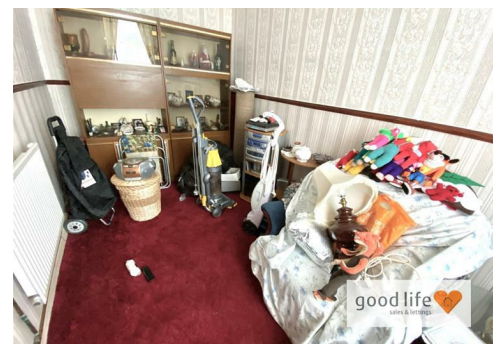
## GENERAL

The property has uPVC double-glazing.

Central via Worcester Bosch combi boiler

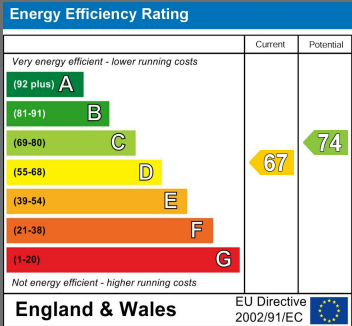
The roof has been replaced in recent years.

The property would benefit from some general other updating.



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





Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF

## Contact

0191 565 6655

[info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)

[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)

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