

Granville Street  
Millfield  
Sunderland  
SR4 6BH



# Granville Street

## £89,995

### INTRODUCTION

3 BED MID TERRACED - MODERNISED & WELL PRESENTED THROUGHOUT - CLOSE TO UNIVERSITY, HOSPITAL & CITY CENTRE - NO CHAIN - FAMILY HOME - MAY BE OF INTEREST TO BUY TO LET INVESTORS - AREA OF STRONG DEMAND FOR TENANTS - RENTAL POTENTIAL £800pcm + ...

### LOUNGE

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, gas and electric meters with electric consumer unit. Under stairs cupboard, door leading off to bedroom and door leading off to lounge.

### BEDROOM 1

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

### LOUNGE

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Built-in cupboard, door leading off to kitchen, double doors leading off to bedroom 2.

### BEDROOM 2

Large double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Double solid doors leading through into lounge.

### KITCHEN

Vinyl wood-effect flooring, white uPVC double-glazed window facing out to rear courtyard. Built-in cupboard housing the Combi boiler, wall mounted thermostat and timer for the central heating system. Modern fitted kitchen with a range of wall and floor units in a light finish with wood-effect laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and Monobloc tap, space for tall fridge/freezer, space and plumbing for a washing machine, integrated electric oven, 4 ring ceramic hob. Door leading off to rear lobby.

### REAR LOBBY

Vinyl wood-effect flooring, white composite double-glazed door leading out rear courtyard. Door leading off to bathroom.

### BATHROOM

Vinyl wood-effect flooring, chrome towel heater style radiator, white uPVC double-glazed window facing out to rear courtyard with privacy glass. White bathroom suite comprising of, toilet with low level cistern, sink built into vanity unit with chrome tap, bath with uPVC panelling, chrome taps and separate shower fed from the main Combi boiler system comprising fixed overhead shower and separate hand held shower with folding glass shower screen over the bath. The walls are finished in pleasant uPVC cladding. Extractor fan, uPVC to the ceiling.

### DOUBLE BEDROOM 3

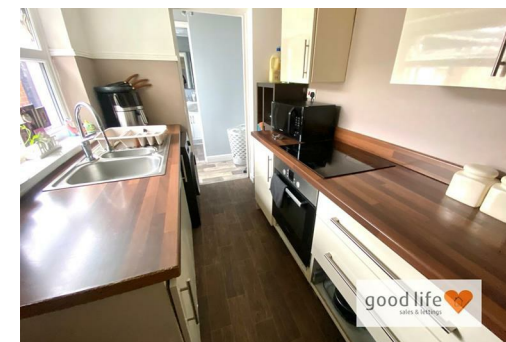
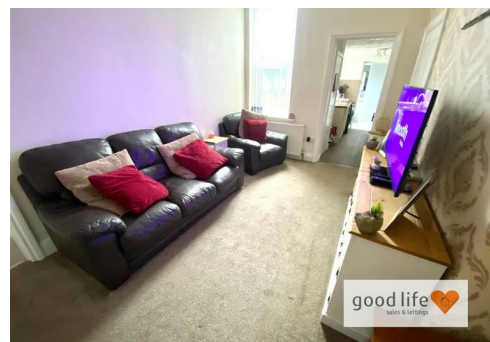
Large double bedroom.

Measurements do not include the size of the dormer.

Front facing white uPVC double-glazed window, radiator, lovely sloping ceilings. The bedroom is accessed by fixed staircase from the entrance hall.

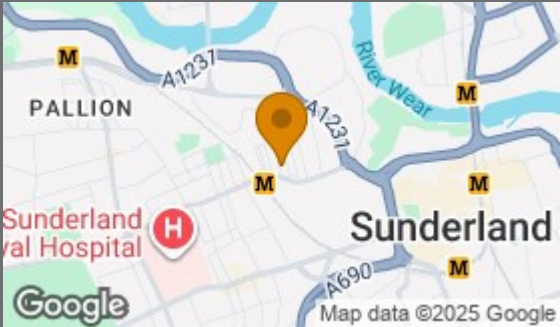
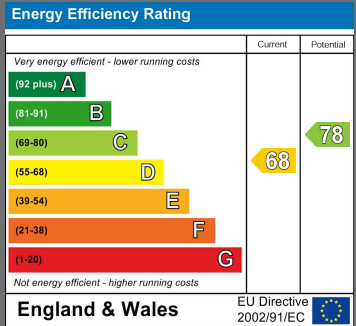
### GENERAL

Please note, the property has benefitted from a new roof in recent years and has a render finish to the outside.



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





## Contact

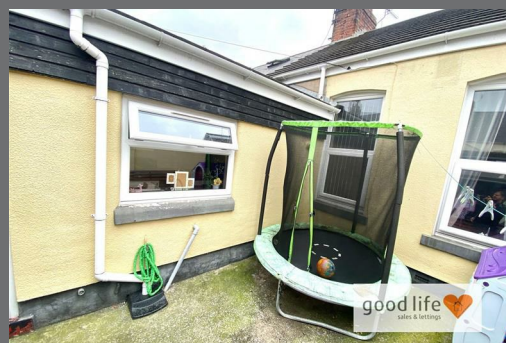
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