

Askern Avenue
Grangetown
Sunderland
SR2 9SJ



Askern Avenue

£225,000

INTRODUCTION

IMPRESSIVE EXTENDED 4 BED SEMI - DETACHED - DOUBLE WIDTH GARDEN PLOT - DOUBLE EXTENSION TO SIDE - EXTENSION TO KITCHEN - MODERNISED & WELL PRESENTED - SOUGHT AFTER ESTATE - DRIVEWAY & GENEROUS GARAGE ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Vinyl tile effect flooring. White uPVC double-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, radiator concealed behind cover, carpeted stairs to first floor landing. 3 doors leading off, 1 to lounge, 1 to extended dining kitchen, 1 to shower room.

SHOWER ROOM

Travertine tile flooring which continues to each wall, radiator, rear facing white uPVC double-glazed window with privacy glass. Toilet with concealed cistern and push button flush, sink with chrome tap, wet room style shower and electric shower over. There is an additional full bathroom on the first floor.

LOUNGE

Carpet flooring, doubler radiator, front facing white uPVC double-glazed bay window. Lovely feature fireplace in a black finish with tiled hearth and log burning stove.

DINING KITCHEN

Part of an extension to the original property creating a fabulous kitchen dining space with a range of wall and floor units in a cream finish with wood-effect laminate work surfaces. Integrated double electric oven, integrated 4 ring gas hob, stainless steel sink with single bowl, single drainer and matching monobloc tap, integrated fridge/freezer, space and plumbing for a washing machine. White uPVC double-glazed windows and doors lead out to the rear of the property and in turn to the garden, large double radiator and single panel radiator providing heat to the space.

HALF LANDING

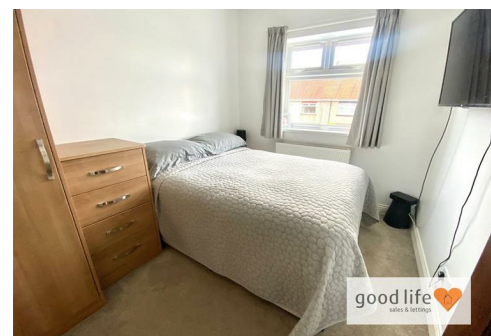
Rear facing white uPVC double-glazed window, stairs to full landing.

FIRST FLOOR LANDING

Loft hatch with pull down ladders, the loft has partly been bordered out which helps for future storage. 5 doors leading off, 4 to bedrooms and 1 to bathroom.

BATHROOM

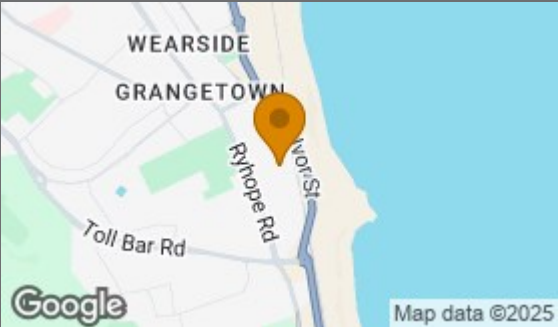
A lovely large bathroom which is part of the extension and comprises, tiled flooring, large double radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising toilet with concealed cistern and push button flush, sink with chrome tap built into vanity unit with storage below, bath with panel, chrome taps, glass shower screen over and shower fed from the main hot water system comprising fixed overhead shower and sperate hand held shower. Matching storage cupboard providing useful storage. Feature wall for a lovely finishing touch, 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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