

Victoria Avenue
Grangetown
Sunderland
SR2 9PZ



good life 
sales & lettings

Victoria Avenue

£225,000

INTRODUCTION

EXTENDED 3 BED SEMI-DETACHED HOME - DETACHED GARAGE & DRIVEWAY - GENEROUS REAR GARDEN PLOT WITH SUNNY ASPECT

- 2 RECEPTION ROOMS - EXTENDED KITCHEN - WELL PRESENTED INTERNALLY - RECENT UPGRADED ELECTRICS - NO CHAIN - ONE OF THE AREAS PREMIER LOCATIONS - CLOSE TO GOOD SCHOOLS ...

ENTRANCE HALL

2 steps leading to double-glazed front door. Laminate wood-effect flooring, double radiator, side facing white uPVC double-glazed window, carpeted stairs to first floor landing, 3 doors leading off, 2 to reception rooms and 1 to dining kitchen.

RECEPTION ROOM 1

Measurements taken at widest point and into bay.

Carpet flooring, front facing white uPVC double-glazed bay window, feature fire surround in a polished quartz finish with matching hearth and back and built in coal effect gas fire. Lovely high ceilings. The room is large enough to accommodate most arrangements of furniture.

RECEPTION ROOM 2

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window with lovely views of the rear garden. Open fireplace with tiled hearth and log burning stove. This is also a lovely room.

DINING KITCHEN

Part of an extension to the original property stretching across the rear with laminate tile effect flooring, radiator, 2 rear facing white uPVC double-glazed windows and white uPVC double-glazed door leading directly to the rear garden, white uPVC double-glazed door which leads to the garage. Fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate work surface. Stainless steel sink with bowl and a half, single drainer and matching monobloc tap. Range style oven with 5 gas hob and dual oven and matching extractor above, space for washing machine and integrated dishwasher. Understairs cupboard which contains the combi boiler.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Tiled flooring with matching tiles to walls, toilet with low level cistern, sink with single pedestal and chrome tap, bath with tiled panel and chrome tap with shower over fed from the main combi boiler system. Rear facing white uPVC double-glazed window with privacy glass, chrome towel heater style radiator.

BEDROOM 1

Good size double bedroom.

Carpet flooring, doubler radiator, front facing white uPVC double-glazed window with pleasant views.

BEDROOM 3

Decent size single bedroom.

Carpet flooring, double radiator, side facing white uPVC double-glazed window.



Local Authority
Sunderland

Council Tax Band
C

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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