

Beachville Street
Eden Vale
Sunderland
SR4 7NA



Beachville Street

£120,000

INTRODUCTION

BEAUTIFULLY PRESENTED - 2 DOUBLE BED MID TERRACE - RECENT KITCHEN AND BATHROOM - STYLISH DECOR & REPLACEMENT ROOF - ELECTRIC ROLLER SHUTTER ACCESS TO REAR - GENEROUS REAR COURTYARD - WALKING DISTANCE TO CITY CENTRE - PERFECT STARTER HOME - LOUNGE & DINING ROOM ON GROUND FLOOR ...

ENTRANCE VESTIBULE

Carpet flooring, electric fuse box, electric meter, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, understairs cupboard, 2 doors leading off, 1 to reception room 2 and 1 to kitchen.

RECEPTION ROOM 1

Stylish laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bay window. Attractive ceiling with original coving and cornice, beautiful period style fireplace with tiled hearth and built in coal effect gas fire. Part open plan via double doorway to reception room 2.

RECEPTION ROOM 2

Continuation of the laminate wood-effect flooring from reception room 1, radiator, rear facing white uPVC double-glazed window. This is a lovely dining room leading off the main reception room with attractive contemporary décor and wall mounted thermostat.

KITCHEN

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window and white uPVC double-glazed door providing access to rear yard. Modern fitted kitchen with a range of wall and floor units in a white finish with contemporary style laminate wood-effect work surface. Integrated electric oven, 4 ring gas hob, integrated extractor and stylish splash back, stainless steel sink with single bowl, single drainer and matching monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer, built in cupboard which houses a modern combo boiler. Extractor fan.

HALF LANDING

Door leading off to bathroom, stairs to full landing.

BATHROOM

Stylish bathroom with vinyl tile effect flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with chrome tap, showerhead attachment fed from the main combi boiler system and glass shower screen over. The walls are finished in a stylish oversize white tile.

FIRST FLOOR LANDING

Built in cupboard providing useful storage, 2 doors leading off to bedrooms.

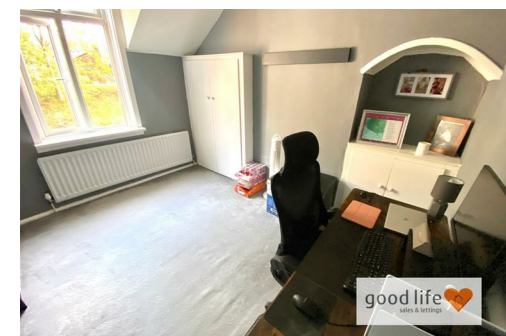
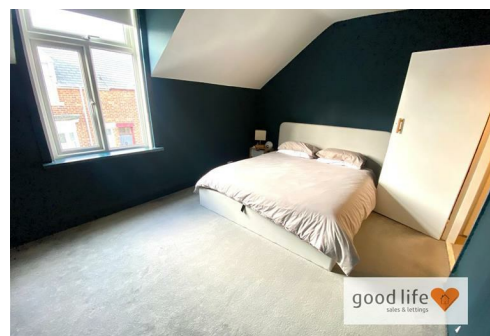
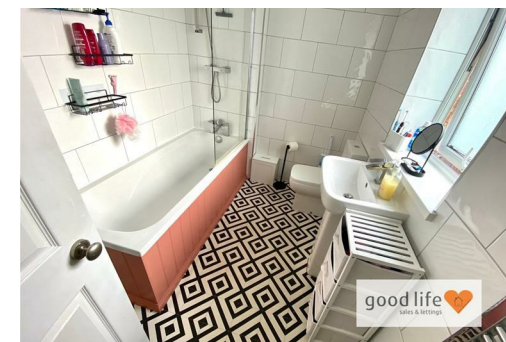
BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a large double bedroom.

BEDROOM 2

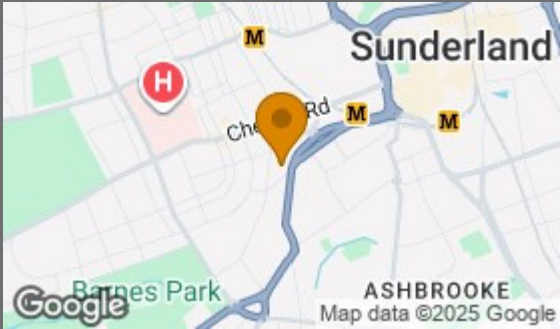
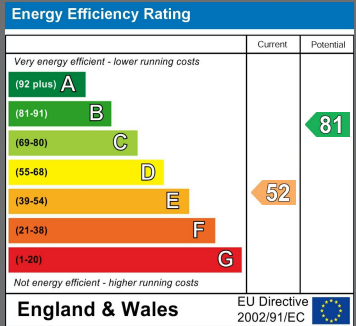
Also, a good size double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built in wardrobe and cupboards to either side of the chimney breast providing useful additional storage.



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



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