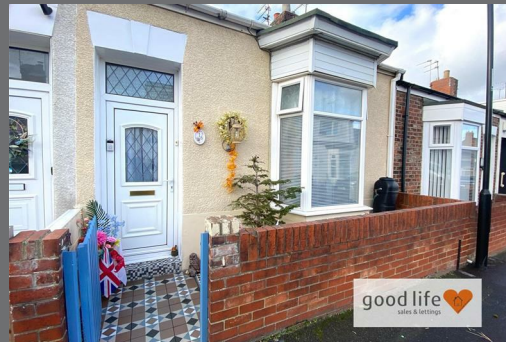


Stratfield Street
Pallion
Sunderland
SR4 6RB



Stratfield Street

£81,995

INTRODUCTION

VERY WELL PRESENTED 2 BED MID TERRACE COTTAGE - ONE LEVEL LIVING - MODERNISED INCL NEW ROOF IN RECENT YEARS - WALKING DISTANCE TO HOSPITAL & CHESTER ROAD - GREAT LOCATION WITHIN PALLION - RENTAL POTENTIAL AT UP TO £700pcm OR GREAT FIRST TIME BUYER / DOWNSIZER HOME ...

ENTRANCE VESTIBULE

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

ENTRANCE HALL

Carpet flooring, double radiator, 3 doors leading off, 2 to bedrooms and 1 to lounge.

BEDROOM 1

Large double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed bay window. Lovely high ceilings.

BEDROOM 2

Large single bedroom.

Carpet flooring, radiator, wooden framed single-glazed window facing out to conservatory.

LOUNGE

Measurements taken at widest points and into alcoves.

Carpet flooring, double radiator, doorway leading out to conservatory, door leading off to kitchen. Feature fire with brick façade and built in open fire.

CONSERVATORY

Artificial grass flooring, white uPVC double-glazed doors leading out to enclosed rear garden, additional white uPVC double-glazed door also leading out to enclosed rear garden. Poly carbonate lean to roof.

KITCHEN

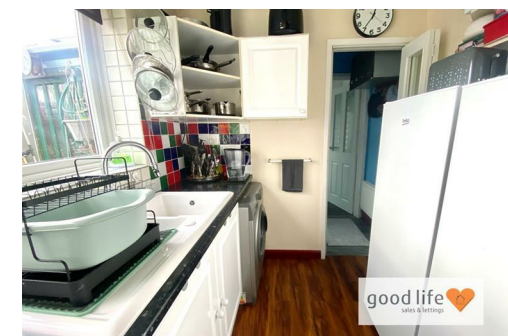
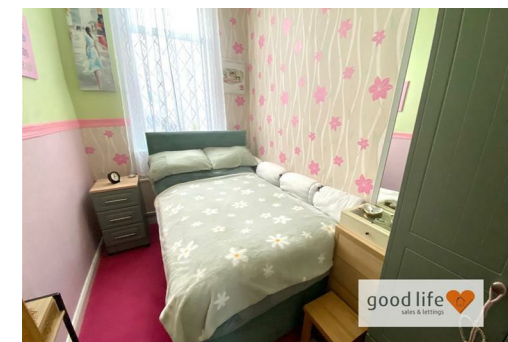
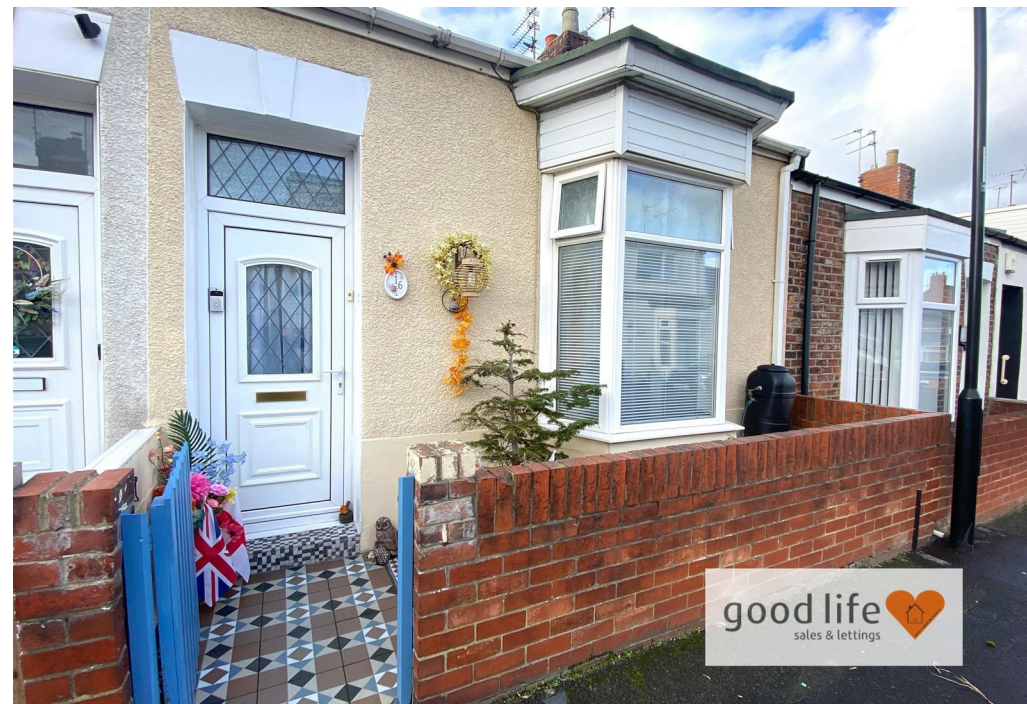
Laminate wood-effect flooring, white uPVC double-glazed window facing out onto rear court yard garden. Fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate work surface, space for gas cooker, ceramic sink with bowl and a half, single drainer and matching monobloc tap, space and plumbing for a washing machine, space for fridge and freezer. Wall mounted Worcester Bosch combi boiler. Folding door leading off to rear lobby.

REAR LOBBY

Laminate wood-effect flooring, radiator, white uPVC double-glazed door leading out to work shop, partially-glazed door leading off to bathroom.

BATHROOM

Laminate wood-effect flooring, column style radiator with chrome towel rail attachment, white uPVC double-glazed widow with privacy glass facing towards the work shop area. Modern bathroom suite comprising of, toilet with concealed cistern and push button flush, sink with vanity unit beneath and chrome tap, bath with panel, chrome tap with showerhead attachment. Stylish tiles to all walls with feature mosaic tile to the rear of the bath.



Local Authority
Sunderland

Council Tax Band
A

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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