

Acklam Avenue
Grangetown
Sunderland
SR2 9SH



Acklam Avenue

£160,000

INTRODUCTION

3 BED EXTENDED SEMI-DETACHED HOUSE - DRIVEWAY FOR 2 CARS - REAR GARDEN WITH SUNNY ASPECT - UPDATED & RECENTLY RENOVATED - EXTENDED KITCHEN ...

ENTRANCE PORCH

Tiled flooring, and white uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, radiator, side facing white uPVC double-glazed window, carpeted stairs to first floor landing. Door leading off to bathroom, door leading off to lounge.

BATHROOM

Tiled flooring, towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with concealed cistern and push button flush, white sink built into vanity unit with chrome tap, bath with panel, glass shower screen over and shower fed from the main combi boiler system. The remainder of the walls are finished in a tile effect laminate and additional extractor. Recessed lights to ceiling.

LOUNGE

Laminate wood-effect flooring, front facing white uPVC double-glazed bay window, feature fire surround in a wood finish with tiled hearth and built-in coal effect gas fire. Open plan double doorway opening leading into the kitchen.

KITCHEN

Partially open plan to the lounge. Continuation of the laminate wood-effect flooring, vertical radiator providing heat to the space. Modern fitted kitchen with a range of wall and floor units in a shaker style with contrasting wood-effect laminate work surface. Integrated electric oven, 4 ring gas hob and feature extractor chimney, integrated fridge/freezer. The kitchen is mostly open plan to the extension which comprises a further kitchen/dining area.

KITCHEN/DINING EXTENSION

Forming an additional useful extended space with the continuation of the laminate wood-effect flooring, ceramic sink with chrome tap, space and plumbing for a washing machine. Recessed lights to ceiling, rear facing white uPVC double-glazed window, white uPVC patio doors leading out to rear patio. Space for dining table and chairs.

HALF LANDING

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

FULL LANDING

3 doors leading off to bedrooms and built-in cupboard which houses the combi boiler and provides storage.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window with some sea views between the houses opposite. This is a good size double bedroom.

BEDROOM 2

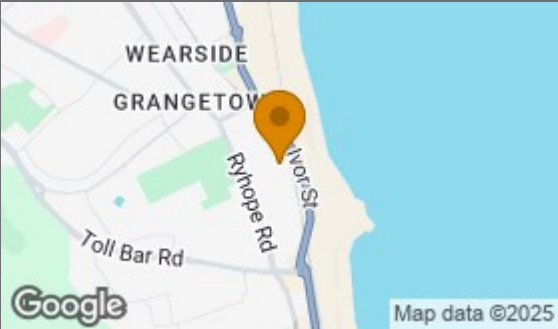
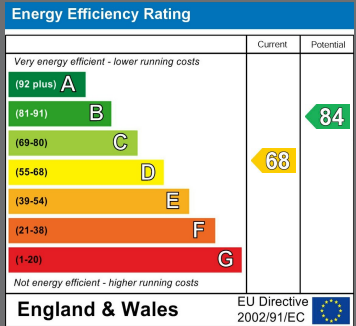
Also a double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space.



Local Authority
Sunderland

Council Tax Band
B



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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