Freda Street
Southwick
Sunderland
SR5 2EF









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Freda Street

Offers In The Region Of £110,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this three bedroom mid terraced home in Southwick, offering generous accommodation and a versatile ground floor layout at an accessible price point. With convenient access to the A19, Sunderland Enterprise Park and routes towards Washington, the property offers an opportunity for buyers seeking a family home on a budget.

ENTRANCE HALL

A white uPVC double glazed entrance door leads directly from the street into the entrance hall, which has laminate wood effect flooring, a radiator and a door to the lounge.

LOUNGE

14'9 x 14'0

Traditionally used as the main lounge, this spacious room has laminate wood effect flooring, a double radiator and a white uPVC double glazed window overlooking the rear courtyard. An open plan staircase leads to the first floor landing, while a door provides access to the kitchen. A large opening, approximately 8ft 9" wide connects the lounge to the front reception room.

FRONT RECEPTION ROOM OR POTENTIAL 4TH BEDROOM

12'8 x 12'4

A versatile room with a wall mounted fire, double radiator and white uPVC double glazed window to the front. Traditionally used as a bedroom in this style of property, the room currently connects to the lounge through a large opening. The original doorway from the entrance hall has been blocked off. The room could continue as an open plan front lounge or, with alterations to the access arrangement, offer potential for a fourth bedroom.

KITCHEN
13'7 x 7'5
Partly laid with laminate wood effect flooring, the kitchen is fitted with a range of wall and floor units in a painted finish, complemented by wood effect laminate work surfaces. There is a single bowl sink with drainer and Monobloc tap, provision for a washing machine and dryer, and space for a tall fridge freezer. Integrated appliances include an electric oven, four ring ceramic hob and extractor, with a stainless steel splashback. A radiator provides heating. A white uPVC double glazed window overlooks the rear courtyard with a matching door providing access outside. A further door leads to the bathroom.

BATHROOM
7'4 x 6'6
Vinyl flooring, radiator and a white uPVC double glazed window with privacy glass facing the rear courtyard. The white suite comprises a low level WC, pedestal wash hand basin with chrome tap, and a P shaped bath with curved glass shower screen and chrome taps with shower head attachment. Recessed ceiling lighting.

FIRST FLOOR LANDING
The open plan staircase from the lounge leads to a landing with a radiator and three doors to the bedrooms. A built in cupboard houses a modern combination boiler.

BEDROOM 1
11'6 x 11'0
A double bedroom with laminate wood effect flooring, radiator and a white uPVC double glazed window to the rear.

BEDROOM 2
10'4 x 6'6
A good sized single bedroom with laminate wood effect flooring, radiator and a white uPVC double glazed window to the front.

BEDROOM 3
11'4 x 6'6
A good sized single bedroom with laminate wood effect flooring, radiator and a white uPVC double glazed window to the front.

EXTERNALLY
Rear courtyard and parking - The rear courtyard has a remote controlled roller shutter vehicle access door and offers potential for enclosed parking. A spacious shed at the bottom of the yard provides additional storage. On street parking is also available to the front.

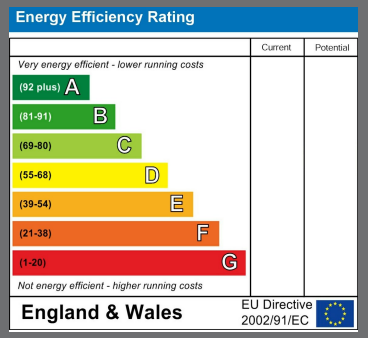






Local Authority
Sunderland

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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