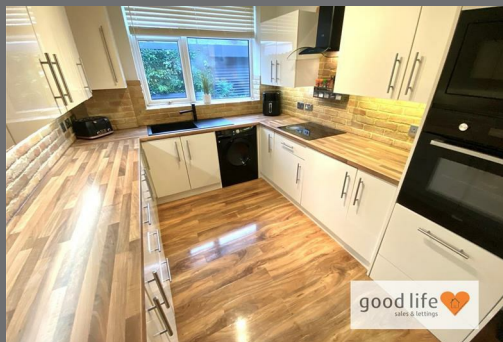


Cleveland Road  
High Barnes  
Sunderland  
SR4 7QS



# Cleveland Road

£170,000

## INTRODUCTION

FABULOUS 3 BEDROOM MID TERRACE - BEAUTIFULLY RENOVATED & PRESENTED - STUNNING OPEN PLAN REAR RECEPTION/DINING/KITCHEN - GENEROUS BATHROOM ON FIRST FLOOR - GORGEOUS REAR COURTYARD - SOUTH FACING TO REAR - LOCATED CLOSER TO DESIRABLE ETRICK GROVE - WALKING DISTANCE TO BARNES PARK & SCHOOL - ONE OF THE BEST EXAMPLES WE HAVE SEEN ...

## ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, attractive paneling following the staircase up to the first floor. Under stairs cupboard providing some additional storage, stylish matching doors throughout, door leading of to dining/family/kitchen, door leading off to lounge.

## LOUNGE

Measurements taken into bay  
Lovely size lounge.

Carpet flooring, white uPVC double-glazed bay window, stylish fire surround with quartz hearth and back and built in electric fire. Impressive media wall with recessed shelving and LED lighting, high ceilings with original coving, vertical flat panel radiator in addition to standard radiator.

## FAMILY/DINING/KITCHEN

Measurements taken at widest points, the room is L-shaped.

A fabulous space to the rear of this property, utilising the second reception room and original kitchen forming an open plan space comprising seated area, dining area and kitchen area with white uPVC double-glazed doors leading out to the rear courtyard. Stylish range of fitted units with a range of wall and floor units in a cream high gloss finish with contrasting wood-effect laminate work surface. Granite style sink with single bowl, single drainer and Monobloc tap, 4 ring ceramic hob, integrated electric oven with integrated microwave above, space and plumbing for a washing machine, space for wine cooler and space for an American style fridge/freezer. 2 radiators provide heat to the space and white uPVC double-glazed window rear facing looking out onto a well-planned patio suntrap. Built in cupboard houses a combi boiler. This is a fabulous open space which is fairly unique and would not fall to impressive potential viewers.

## FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BATHROOM

Impressive bathroom with porcelain tile flooring, chrome towel heater style radiator, double walk-in shower cubicle with low profile tray and shower fed from the main combi boiler system, sink built into vanity unit with chrome tap, toilet with concealed cistern and push button flush, rear facing white uPVC double-glazed window with privacy glass, recessed lights to the ceiling, uPVC cladding to the walls.

## BEDROOM 1

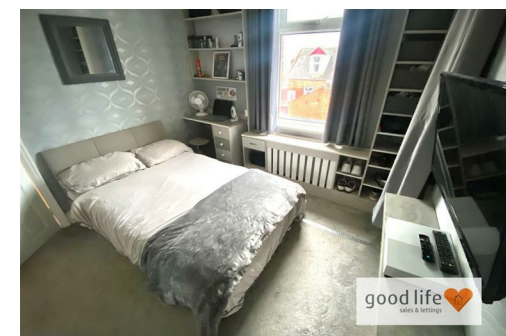
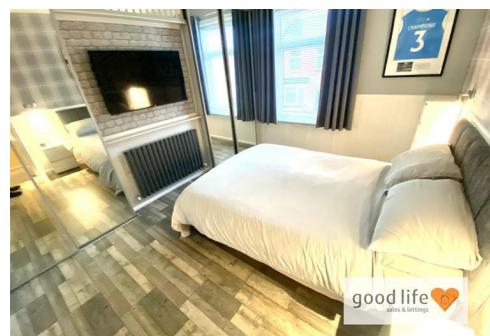
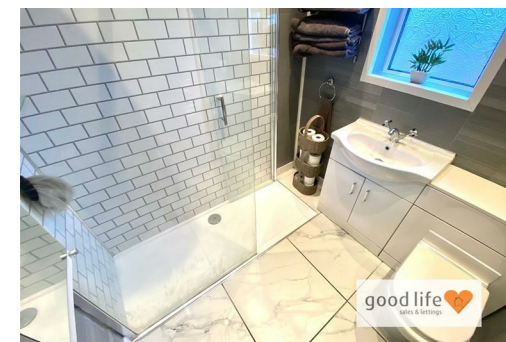
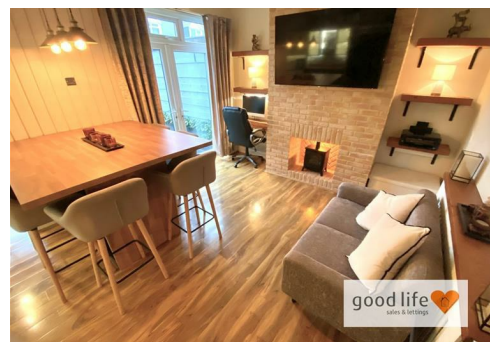
Good size double bedroom.

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes with sliding mirrored doors either side of the chimney breast.

## BEDROOM 2

Also a good size double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built in cupboard providing some storage.



Local Authority  
Sunderland

Council Tax Band  
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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





## Contact

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