

Osborne Street
Fulwell
Sunderland
SR6 9RE



Osborne Street

£147,000

INTRODUCTION

2 DOUBLE BEDROOM DOUBLE FRONTED COTTAGE - 2 RECEPTION ROOMS - EXTENDED TO REAR - MODERN KITCHEN - MODERN BATHROOM WITH SEPARATE BATH & SHOWER - REAR COURTYARD WITH ROLLER SHUTTER VEHICLE ACCESS - GREAT LOCATION - NO CHAIN ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Vinyl wood-effect flooring, 2 doors leading off, 1 to lounge and 1 to bedroom 1.

BEDROOM 1

Large double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window.

LOUNGE

Lovely size lounge.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Feature fire place with wall mounted electric socket suitable for a flat panel TV, archway leading into second reception room.

RECEPTION ROOM 2

Continuation of the laminate wood-effect flooring from reception room 1, radiator, feature chimney breast in a brick finish with open fire offering the potential for future log burning stove etc etc. White uPVC double-glazed patio doors leading out to the rear courtyard, door leading off to internal hall, door leading off to kitchen.

KITCHEN

Modern well-appointed kitchen with a range of wall and floor units in light cream finish with contrasting wood effect laminate work surface. Stainless steel sink with bowl and a half single drainer and matching Monobloc tap. Integrated double electric oven, integrated 4 ring gas hob with feature extractor chimney and stainless steel splash back. Integrated fridge/freezer, integrated washing machine, white uPVC double-glazed window looks out onto the rear courtyard and white uPVC double-glazed door also provides access to rear courtyard.

INTERNAL HALLWAY

Carpet flooring, built in cupboard housing modern combi boiler, 2 doors leading off, 1 to bedroom 2 and 1 to bathroom.

BEDROOM 2

Double bedroom.

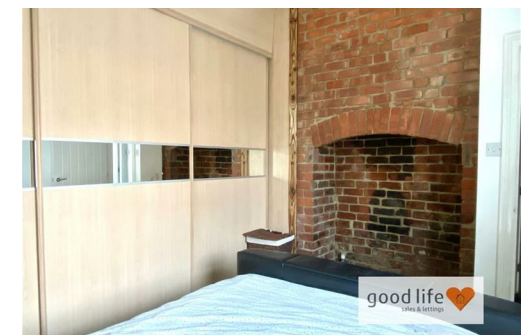
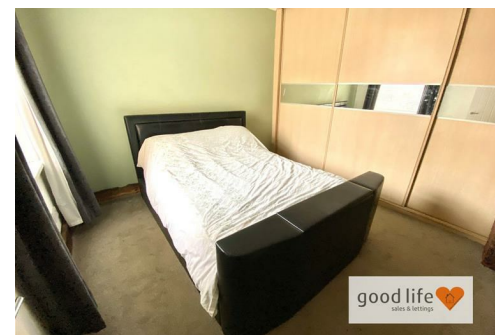
Carpet flooring, rear facing white uPVC double-glazed window. Fitted wardrobes running the length of 1 wall and brick fireplace with piping and valves suitable for placing a radiator to the current system. This is a good size double bedroom.

BATHROOM

Lovely well appointed bathroom with tiled flooring and tiled walls including mosaic detail, chrome towel heater style radiator. Double walk in shower cubicle with fixed glass shower screen and shower fed from the main combi boiler system comprising fixed overhead shower and separate hand head shower, toilet with low level cistern, sink with chrome tap built into drawer unit beneath, separate bath with tiled bath panel and chrome taps. White uPVC double-glazed window with privacy glass looking out to the rear courtyard, recessed lights to ceiling, extractor fan.

EXTERNALLY

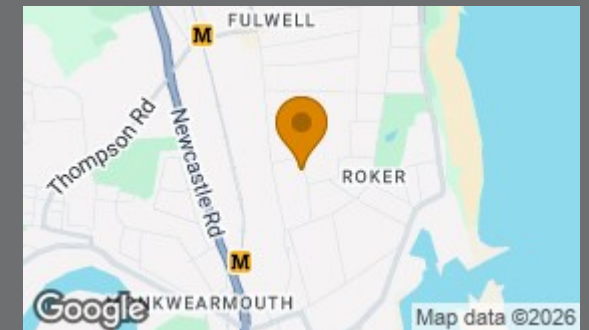
The rear is in 2 parts and has roller shutter vehicle access and also space for a garden shed. Multiple seating areas if necessary.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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