

Acklam Avenue
Grangetown
Sunderland
SR2 9SH



Acklam Avenue

£145,000

INTRODUCTION

3 BED EXTENDED SEMI - LOVELY SEA VIEWS TO REAR - LONG DRIVEWAY- DETACHED GARAGE TO REAR - GROUND FLOOR BATHROOM - EXTENDED KITCHEN/DINING TO REAR - NO CHAIN ...

ENTRANCE HALL

Entrance via uPVC double-glazed door. Carpet flooring, radiator, side facing white uPVC double-glazed window, carpeted stairs to first floor landing, 3 doors leading off, 1 to lounge, 1 to extended dining kitchen and 1 to bathroom.

BATHROOM

Laminate tile effect flooring, chrome towel heater style radiator, white bathroom suite comprising of toilet and sink built into vanity unit with concealed cistern and push button flush, bath with chrome taps and shower over fed from the main hot water system, rear facing white uPVC double-glazed window with privacy glass.

LOUNGE

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

EXTENDED DINING KITCHEN

Forming part of a large extension to the original layout. The dining kitchen has laminate wood-effect flooring, radiator, 2 white uPVC double-glazed windows rear facing and side facing with sea views, white uPVC double-glazed door leading out to the side/driveway. Fitted kitchen with a range of wall and floor units in a painted finish, stainless steel sink with bowl and a half, single drainer and monobloc tap, space for freestanding electric oven, space and plumbing for a washing machine, under bench space for fridge, double radiator in the kitchen.

HALF LANDING

Rear facing white uPVC double-glazed window with sea views.

FIRST FLOOR LANDING

Built in cupboard housing a combi boiler, 3 doors leading off all to bedrooms.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes providing a degree of storage and hanging space. This is a double bedroom.

BEDROOM 3

Laminate floor-effect flooring, radiator, front facing double-glazed window.

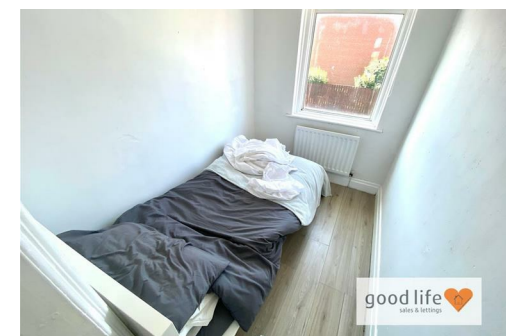
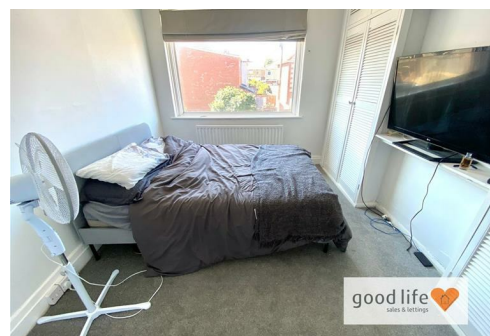
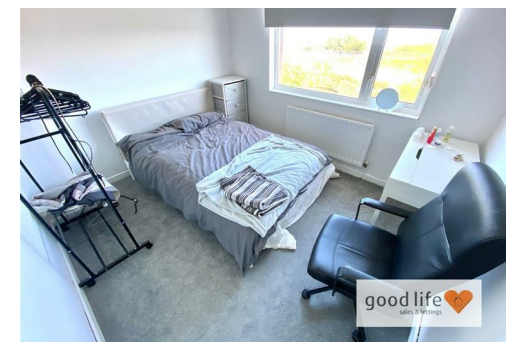
BEDROOM 2

Carpet flooring, radiator, rear facing double-glazed window with lovely sea views. This is a double bedroom.

EXTERNALLY

Multi car block paved driveway leading to garage to the rear, single up and over door, access gate to the rear garden.

Low maintenance paved patio with rail ray sleepers providing some raised borders filled with gravel, stone wall borders. The boundary to the rear has sea views beyond. Detached garage with up and over garage door.



Local Authority
Sunderland

Council Tax Band
B

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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