

Sorley Street

Pallion
Sunderland
SR4 7UU



Sorley Street

£99,995

INTRODUCTION

3 BED MID TERRACE COTTAGE - ONE LEVEL LIVING - LANDLORD COMPLIANT FOR GAS & ELECTRIC - NEW ROOF IN RECENT YEARS - PARKING TO REAR IN YARD - REQUIRES SOME MOSTLY COSMETIC UPDATING - WAS RENTED OUT TILL RECENTLY NOW VACANT POSSESSION - NO CHAIN - SHORT WALK TO CHESTER ROAD SHOPPING, HOSPITAL, UNIVERSITY & TRANSPORT...

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Carpet flooring, electric meter, modern electric fuse box compliant for rental, gas meter. Door leading off to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, 4 doors leading off, 3 to bedrooms and 1 to lounge.

BEDROOM 1

Large front bedroom or could be a second lounge. Front facing white uPVC double-glazed bay window, radiator. High ceilings with original coving and cornice.

BEDROOM 2

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is large enough to be classed as a double bedroom.

BEDROOM 3

Also large enough to be classed as a double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over courtyard.

LOUNGE

Large lounge area. Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over rear courtyard. Feature fire surround with complementary hearth and back and electric fire. Door leading off to the kitchen.

KITCHEN

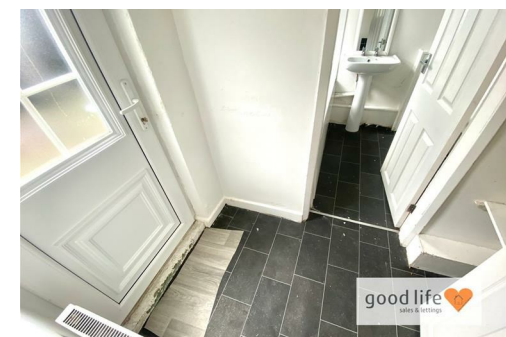
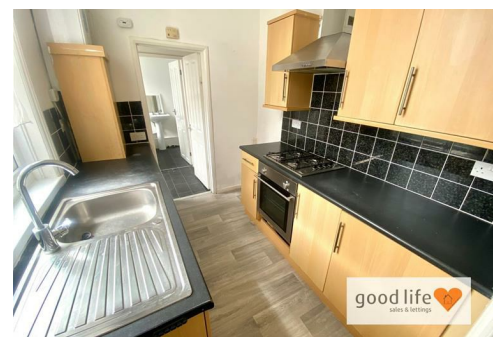
Vinyl flooring, fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for a tall fridge/freezer, modern combi boiler, white uPVC double-glazed window overlooking the rear courtyard. Door leading off to rear lobby.

REAR LOBBY

Tile effect vinyl flooring, radiator, white uPVC double-glazed door leading out to rear courtyard, door leading off to bathroom.

BATHROOM

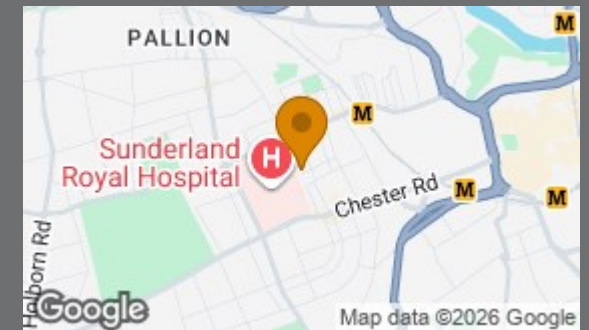
Vinyl tile effect flooring, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome taps with separate shower fed from the main combi boiler system. The walls around the bath are finished in a uPVC cladding, white uPVC double-glazed window with privacy glass facing onto rear courtyard, radiator. Recessed lights to ceiling.



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	65	73
(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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