

Chatsworth Street
High Barnes
Sunderland
SR4 7TR



Chatsworth Street

£168,000

INTRODUCTION

LARGER STYLE 3 BEDROOM MID TERRACE - FORMERLY A 4 BEDROOM HOME - BEAUTIFUL LARGE BATHROOM NOW UPSTAIRS - 2 SPACIOUS RECEPTION ROOMS - IMPRESSIVE HALL & STAIRCASE - KITCHEN & SEPARATE UTILITY - PLEASANT OUTSIDE REAR YARD - VERY SHORT WALK TO ROYAL HOSPITAL...

ENTRANCE VESTIBULE

Carpet flooring, built in cupboard housing electric meter and fuse box. Partially-glazed door leading to entrance hall.

ENTRANCE HALL

Lovely high ceilings, carpet flooring, radiator, original carpeted stairs to first floor landing, 2 doors leading off to 2 receptions, understairs cupboard, doorway leading into kitchen to the rear, white uPVC double-glazed window to the rear of the hallway providing additional useful light.

RECEPTION ROOM 1

Measurements taken at widest points and into bay.

Wood effect flooring, large double radiator, front facing white uPVC double-glazed bay window. Feature fire surround in a wood style finish with granite hearth and back and built in coal effect gas fire. This room has lovely high ceilings which is typical of period style property with the original coving. Original painted panelling to either side of the bay window and beneath.

RECEPTION ROOM 2

Another large separate reception room with natural stripped flooring, large double radiator, white uPVC double-glazed window facing onto rear yard. Lovely high ceilings with original coving.

KITCHEN

Vinyl tile effect flooring, radiator, white uPVC double-glazed window facing out into rear yard. Fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate work surfaces, double integrated electric oven, 4 ring gas hob and integrated extractor. Recessed lights to ceiling. Door leading off to utility room.

UTILITY ROOM

A handy separate utility. The client is just awaiting the laying of new vinyl flooring in this room and it benefits from some fitted kitchen units, laminate work surfaces, stainless steel sink with bowl and a half, single drainer and matching monobloc tap, space and plumbing for a washing machine, space for dryer, space for additional appliance, space for tall fridge/freezer. White uPVC double-glazed window facing out onto the rear yard, white uPVC double-glazed door providing direct access.

HALF LANDING

Original staircase, hand rail, balustrade and spindles, built in cupboard, stairs to rear landing and stairs to front landing.

REAR LANDING

Door leading off to bathroom.



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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

good life 
sales & lettings