

Kings Terrace
Sunderland
SR4 6HW



good life 
sales & lettings

Kings Terrace

£115,000

INTRODUCTION

3 BEDROOM END OF TERRACE - MODERNIZED & WELL PRESENTED - NEW ROOF & FULL RENDER - GARAGE TO REAR - 2 DOUBLE BEDS UPSTAIRS - 2 RECEPTIONS or 1 BED/1 RECEPTION

ENTRANCE HALL

GRP double glazed door on the side of the gable end leading into the entrance hall. Laminate wood effect flooring. Carpeted stairs to first floor landing. Door leading to the lounge.

LOUNGE

Laminate wood effect flooring, double radiator, white uPVC double glazed window with views towards Diamond Hall school. Under stairs cupboard providing some storage. Doors leading off to bedroom 1/secondary lounge and kitchen.

KITCHEN

Vinyl tile effect flooring. White uPVC double glazed window opening out onto rear yard. Worcester Bosch quality boiler contained within a kitchen unit. This is a fitted kitchen with a range of wall and floor units in a light wood effect finish with complimentary laminate work surfaces. Integrated electric oven space and plumbing for a washing machine. Space and plumbing for a clothes dryer. There is a stainless steel sink bowl and half drainer complete with a Monobloc tap. Integrated fridge and integrated freezer. Partially glazed door leading into the bathroom.

BATHROOM

This room is L-shaped with measurements taken at widest points. Vinyl tile effect flooring. Chrome towel heated style radiator. White uPVC double glazed window with privacy glass onto the rear yard. White toilet with low level cistern, white bowl style sink with chrome tap and draw unit beneath. Double shower cubicle with shower fed from main combi boiler system with a fixed glass shower screen. The walls finished with uPVC cladding with recess lights to the ceiling.

BEDROOM ONE/SECONDARY LOUNGE

Lovely, large spacious room which current owners have presented as a formal lounge. Carpet flooring. Radiator. White uPVC double glazed window, front facing onto Kings Terrace. There is a free standing electric fire providing supplementary heat and a focal point on the granite style fireplace. The current owners have a wall mounted TV. This room has possibility to be a lovely ground floor master bedroom or a secondary lounge if an additional bedroom is not required.

FIRST FLOOR LANDING

Carpeted stairs from entrance hall to a half landing ,with additional stairs to the full landing. Loft hatch and 2 doors leading off to two double bedrooms.

BEDROOM 2

A good sized double bedroom with carpet flooring, double radiator and a white uPVC double glazed window side facing with views over the school. There is a large walk in wardrobe which the current owners have fitted out with open units providing a good degree of storage and hanging space.

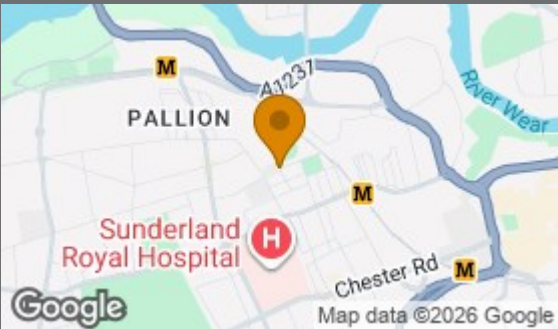


Local Authority

Council Tax Band

A

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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