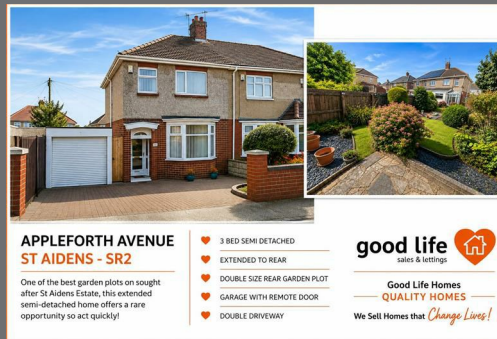


Appleforth Avenue

Grangetown

Sunderland

SR2 9SL





APPLEFORTH AVENUE ST AIDENS - SR2

One of the best garden plots on sought after St Aidens Estate, this extended semi-detached home offers a rare opportunity so act quickly!

- ♥ 3 BED SEMI DETACHED
- ♥ EXTENDED TO REAR
- ♥ DOUBLE SIZE REAR GARDEN PLOT
- ♥ GARAGE WITH REMOTE DOOR
- ♥ DOUBLE DRIVEWAY

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Appleforth Avenue

Offers In The Region Of £155,000

INTRODUCTION

EXTENDED 3 BED SEMI - LARGE DOUBLE GARDEN PLOT - GARAGE WITH REMOTE DOOR - DOUBLE DRIVEWAY - EXTENDED KITCHEN TO REAR - CONSERVATORY/SUN ROOM - RARE OPPORTUNITY ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Tiled flooring, original glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, side facing white uPVC double-glazed window with privacy glass, carpeted stairs to first floor landing. 3 doors leading off, 1 to lounge, 1 to extended dining kitchen, 1 to ground floor bathroom.

GROUND FLOOR BATHROOM

6'1 x 4'10

Converted into a wet room style shower, vinyl flooring, wet room style waste, radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, shower fed from main hot water system. Extractor fan, rear facing white uPVC double-glazed window with privacy glass. The walls are finished in uPVC cladding.

LOUNGE

15'0 x 12'0

Measurements taken at widest points and into bay.

Lovely front lounge. Front facing white uPVC double-glazed bay window, radiator beneath, electric fire, brick shelving built either side of the chimney breast. Sliding glazed door leading into dining kitchen, glazed door leading directly back into the entrance hall.

EXTENDED KITCHEN/DINING ROOM

16'9 x 9'3

Part of an extension to the original property roughly doubling the size of the original space with natural dining area with carpet flooring, radiator, fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate wood-effect work surface, integrated electric oven, 4 ring ceramic hob and integrated extractor, space and plumbing for washing machine, integrated dishwasher, space for tall fridge/freezer. Ample space for a dining table and chairs. A glazed door leads back into the entrance hall, white uPVC double-glazed door leads out to the conservatory/sun room.

CONSERVATORY/SUN ROOM

6'7 x 5'3

Tiled flooring, opaque polycarbonate roof, white uPVC double-glazed window with privacy glass looking back into the bathroom, white uPVC double-glazed door leading out to the patio and garden. The sun room looks out onto a stunning rear garden plot.

HALF LANDING

Rear facing white uPVC double-glazed window with privacy glass.

FIRST FLOOR LANDING

Large built in cupboard providing useful storage and housing the modern combi boiler. 3 doors leading off all to bedrooms.

BEDROOM 1

11'10 x 8'5

Measurements do not include depth of fitted wardrobes.

Double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with sliding mirrored doors.

BEDROOM 3

8'10 x 5'9

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a single bedroom.

BEDROOM 2

10'6 x 9'0

Double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with lovely views over the garden and with sea views between neighbouring properties.

EXTERNALLY

Dropped kerb and double driveway parking to the front with block paving, slate chippings and single garage with electric roller shutter garage door. Side gate leading to the rear of the property.

The property benefits from a unique and large rear garden plot which extends almost to a double size plot. The garden is well planned and arranged with lawn areas, area of mature shrubs, patio areas, gravel areas, all positioned to take advantage of the sun at various times of the day. Access down to the side to the front. Garden shed.

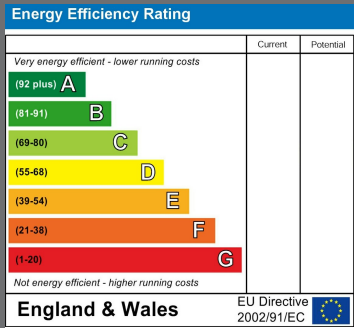
The client advises us that at one point they used to store a caravan or motor home at the bottom of the garden because of the rear boundary backed directly onto Acklam Avenue.

And there would be potential to create a further driveway to the rear although leaving the garden as it makes for an absolutely superb garden plot which is probably unique for the estate.



Local Authority
Sunderland

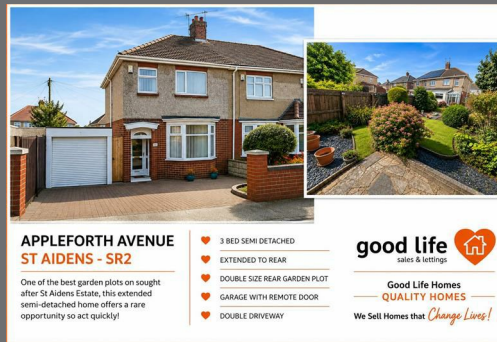
Council Tax Band
B



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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