

Cardwell Street  
Roker  
Sunderland  
SR6 0JG



# Cardwell Street

£139,000

## INTRODUCTION

WELL PRESENTED STYLISH READY TO MOVE INTO - 2 BEDROOM END TERRACE HOME IN SOUGHT AFTER ROKER LOCATION CLOSE TO MARINA & SEA FRONT!

## ENTRANCE VESTIBULE

Access to the side of the property via a uPVC double-glazed front door. Electric meter and fuse box and partially-glazed door leading immediately into dining area.

## DINING AREA

Measurements taken at widest points.

This is a lovely space with laminate wood-effect flooring, large double radiator, white uPVC double-glazed window, open plan staircase to first floor, partially-glazed door leading to the kitchen and double doors leading off to lounge. Built-in cupboard providing useful storage utilising space under the stairs.

## LOUNGE

Measurements taken at widest point and into bay.

Lovely room with high ceilings, feature coal-effect gas fire built into chimney breast, large double radiator and white uPVC double-glazed gorgeous bay window with original panelling to the sides, top and bottom. Double door leading into dining area.

## KITCHEN

Laminate wood-effect flooring, modern fitted kitchen with a range of wall and floor units in a cream high gloss finish with wood-effect laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Integrated fridge and integrated freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher. Integrated electric oven, 4 ring gas and feature extractor chimney in stainless steel finish. Pull out larder unit providing lots of useful storage space in addition to the standard wall and floor cupboard space. Combi boiler concealed within a cupboard. White uPVC double-glazed door leading to the rear, door leading off to bathroom.

## BATHROOM

Tiled flooring, single radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with uPVC cladded panel with chrome tap with showerhead attachment, shower rail and curtain. Extractor fan. The ceiling walls are finished in a uPVC cladding

## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window. 2 doors leading off both to bedrooms.

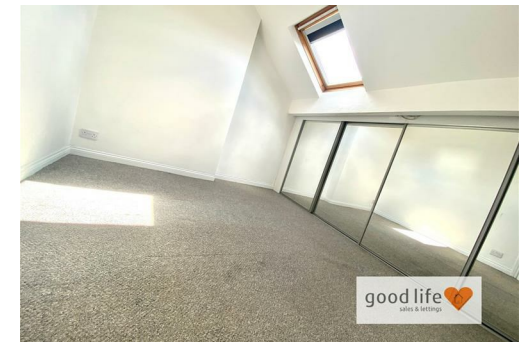
## BEDROOM 1

Carpet flooring, side facing white uPVC double-glazed window, wooden framed double-glazed Velux style roof light with built-in blind. Large double radiator, recessed lights to ceiling and mirrored sliding doors providing a good degree of storage and hanging space. This is a good size double bedroom.

## BEDROOM 2

Carpet flooring, double radiator, recessed lights to ceiling, wooden framed double-glazed Velux style roof light with built-in blind. Fitted wardrobes to 1 wall with sliding mirrored doors. This is also a double bedroom with some restricted height space although this does not have any major bearing on the overall size of the room.

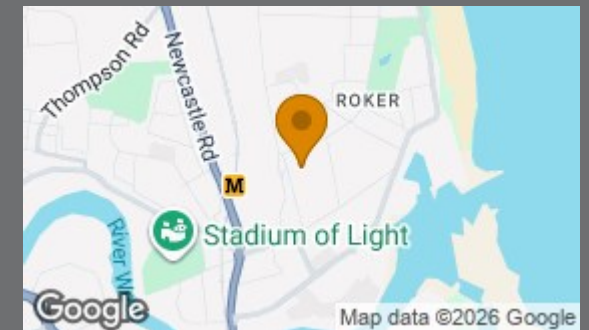
## EXTERNALLY



Local Authority  
Sunderland

Council Tax Band  
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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



## Contact

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