



Askrigg Avenue, Grangetown, Sunderland

£195,000

SUPERB 4 DOUBLE BEDROOM SEMI-DETACHED HOME

RECENT COMPLETE RENOVATION CREATING VIRTUALLY NEW HOME !

SUPERB KITCHEN EXTENSION

VERY LARGE TWO STOREY EXTENSION TO SIDE PLUS KITCHEN EXTENSION TO REAR

EPC RATING D

DOWNSTAIRS CLOAK ROOM & WC

SUPERB 4 DOUBLE BEDROOM SEMI-DETACHED HOME - VERY LARGE TWO STOREY EXTENSION TO SIDE PLUS KITCHEN EXTENSION TO REAR - RECENT COMPLETE RENOVATION CREATING VIRTUALLY NEW HOME ! - SUPERB KITCHEN EXTENSION - DOWNSTAIRS CLOAK ROOM & WC - BEAUTIFUL FIRST FLOOR BATHROOM - DRIVEWAY & GARAGE - SEPARATE UTILITY ROOM - NEW FLOOR COVERINGS THROUGHOUT - NEW DECOR THROUGHOUT - ELECTRIC CERTIFICATE - NEW MAIN ROOF REPLACEMENT WITHIN LAST 10 YEARS OR SO - NO CHAIN ... Good Life Homes are delighted to bring to the market an exceptional and rare opportunity to acquire a substantial 4 double bedroom family home, fully renovated and refurbished, on the popular St AIDENS estate. Benefitting from a full tasteful refurbishment this year and ready to move into, this impressive home offers very good value considering the size, location and quality of accommodation on offer and is sure to attract plenty of interest from potential buyers. Briefly comprising externally; driveway and front garden, garage with sockets and lights, rear garden and well-maintained perimeter fencing. Internally to the ground floor; entrance hall, spacious WC/cloak room, lovely lounge through dining room, impressive extended kitchen, separate utility. On the first floor; 4 double-size bedrooms plus impressive bathroom. A wonderful opportunity, viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, carpeted stairs to first floor landing, double radiator, alarm key pad. Door leading off to downstairs WC, door leading off to lounge.

DOWNSTAIRS WC 6' 2" x 5' 3" (1.88m x 1.60m)

Grey laminate wood-effect flooring, rear facing white uPVC double-glazed window with privacy glass. Stylish combination WC with sink built into vanity unit, concealed cistern and push button flush. Black towel heater style radiator, electric consumer unit.

LOUNGE/DINING ROOM 20' 6" x 12' 0" (6.24m x 3.65m)

Measurements taken at widest points. Superb open plan space with laminate wood-effect flooring running through, 2 double radiator, large front facing white uPVC double-glazed window allowing lots of light into the space. Door leading off to extended kitchen.

EXTENDED KITCHEN 12' 4" x 9' 3" (3.76m x 2.82m)

Continuation of the laminate wood-effect flooring, rear facing white uPVC double-glazed window with views over the garden. Modern fitted kitchen with a range of wall and floor units in a grey finish with on trend black handles and contrasting laminate work surfaces. Integrated electric oven, 4 ring ceramic hob, feature extractor chimney in a black finish with matching splash back. Stainless steel sink with single bowl, single drainer and matching Monobloc tap, space for tall fridge/freezer, double radiator, white uPVC double-glazed door leading out to the rear garden and also providing access to outside gravel area to the rear of the garage into the utility space.

LANDING

Turn right to the extension. 3 doors leading off, 2 to bedrooms and 1 to bathroom

BEDROOM 1 9' 9" x 8' 0" (2.97m x 2.44m)

A double bedroom Carpet flooring, double radiator, front facing white uPVC double-glazed window.



BATHROOM 7' 8" x 4' 7" (2.34m x 1.40m)

Laminate wood-effect flooring, black designer style tall towel heater style radiator, on trend white bathroom suite with black taps, black shower with fixed overhead shower and separate hand held shower, black bath panel and glass Crittall style glass shower screen. Stylish tiling to the walls, extractor fan. LED light.

BEDROOM 2 8' 0" x 7' 2" (2.44m x 2.18m)

Large enough to accommodate a double bed but would equally be a large single. Carpet flooring, double radiator, rear facing white uPVC double-glazed window.

FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window, built-in cupboard, 2 doors leading off to bedroom 3 and 4.

BEDROOM 3 12' 1" x 12' 0" (3.68m x 3.65m)

Measurements taken at widest points. Very large double bedroom. Carpet flooring, double radiator, front facing white uPVC double-glazed window.

BEDROOM 4 10' 4" x 8' 10" (3.15m x 2.69m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is also a very good side double bedroom.

GARAGE 17' 1" x 8' 1" (5.20m x 2.46m)

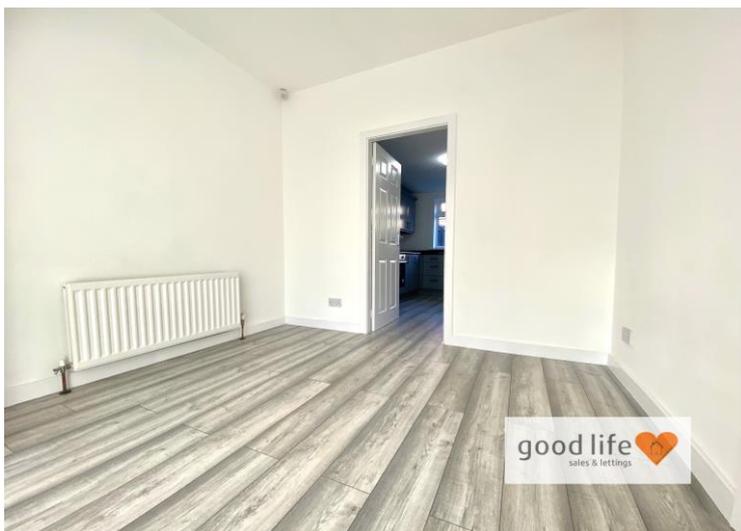
Manual up and over garage door, electric lighting and electric sockets. Cold water tap, integral door leading into separate utility room.

UTILITY ROOM 8' 1" x 8' 0" (2.46m x 2.44m)

Positioned to the rear of the garage with natural wood flooring, kitchen cupboards with handy work surfaces and plumbing for a washing machine, white uPVC double-glazed window with views over wall mounted Combi boiler providing hot water and heating. This is a terrific additional room perfect for family use.

EXTERNALLY

Driveway parking for at least 1 vehicle potentially 2 with lawn front garden and up and over garage door leading into garage. Neat and tidy rear garden with gravel chippings, area laid to lawn, well presented and maintained perimeter fencing to 3 sides.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.