



Elizabeth Street, Fulwell, Sunderland

Offers in the Region of £125,000

REQUIRING SOME UPDATING IN GOOD RESIDENTIAL AREA

CLOSE/ADJACENT TO HOSPITAL & WALKING DISTANCE TO METRO

SEA FRONT BEACHES & MARINA ONLY A FEW MINUTES AWAY

3 BEDROOM END OF TERRACE HOME

EPC RATING (to follow)

NO CHAIN

REQUIRING SOME UPDATING IN A GOOD RESIDENTIAL AREA & PRICED TO REFLECT - 3 BEDROOM END OF TERRACE HOME - CLOSE/ADJACENT TO HOSPITAL & WALKING DISTANCE TO METRO - SEA FRONT BEACHES & MARINA ONLY A FEW MINUTES AWAY - NO CHAIN ... Good Life Homes are delighted to bring to the market a renovation/updating opportunity in a great FULWELL location just off Newcastle Road not too far from The Grange, adjacent to the hospital and also within a short walk to the Metro station. Providing 3 first floor bedrooms and a first floor bathroom, 2 ground floor reception rooms and rear kitchen, there is also possibility to extend across the rear subject to appropriate local authors approvals. There is a rear courtyard providing potential for parking plus on street parking to the front via permit. Viewing arrangements can be made by contacting our local office 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 you won't pay us anything 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 VESTIBULE

Entrance via GRP double-glazed door. Laminate wood-effect flooring, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect, double radiator, stairs to first floor landing, 3 doors leading off, 2 to reception rooms and 1 to kitchen.

RECEPTION ROOM 1 14' 10" x 12' 4" (4.52m x 3.76m)

Natural wood flooring, double radiator, front facing white uPVC double-glazed bay window. Wood-effect fire surround with tiled hearth and back and built-in gas fire. This is a lovely room with approx. 10ft high ceilings creating a period feel.

RECEPTION ROOM 2 13' 5" x 10' 8" (4.09m x 3.25m)

Natural wood flooring, double radiator, white uPVC double-glazed window with views over rear courtyard. Wood-effect fire surround with tiled hearth and back and built-in gas fire. This is also a lovely light and spacious room.

BATHROOM 14' 0" x 5' 10" (4.26m x 1.78m)

Measurements are approx. Tiled flooring, white uPVC double-glazed window and white uPVC double-glazed door leading out to rear courtyard. Double radiator. Fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate wood-effect work surfaces. Integrated electric oven, 5 ring gas hob and extractor built within feature unit. Sink with single bowl and drainer with Monobloc tap. Space and plumbing for a washing machine.

HALF LANDING

Side facing white uPVC double-glazed window with privacy glass, door leading off to bathroom.

BATHROOM 9' 10" x 6' 0" (2.99m x 1.83m)

Coloured bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap with showerhead attachment. Side facing white uPVC double-glazed window with privacy glass. Double radiator.



FIRST FLOOR LANDING

Loft hatch, 3 doors leading off all to bedrooms.

BEDROOM 1 14' 10" x 9' 7" (4.52m x 2.92m)

A large double bedroom with white uPVC double-glazed bay window and views directly towards the hospital, built-in cupboard providing useful additional storage.

BEDROOM 3 9' 5" x 5' 4" (2.87m x 1.62m)

Natural wood flooring, radiator, side facing white uPVC double-glazed window. This is a single bedroom.

BEDROOM 2 13' 6" x 9' 5" (4.11m x 2.87m)

Natural wood flooring, single radiator, rear facing white uPVC double-glazed window.

EXTERNALLY

There is wooden gated access providing the potential for vehicle parking to the rear plus on street parking to the front. Pleasant rear courtyard.



