



## Cleveland Road, Barnes, Sunderland

**£157,000**

**LARGER STYLE 3 DOUBLE BEDROOM MID TERRACE**

**POSITIONED TOWARDS MOST DESIRABLE ETTRICK GROVE END OF CLEVELAND ROAD**

**SHORT WALK TO BARNES PARK**

**EPC RATING D**

**WITHIN CATCHMENT AREA OF GOOD SCHOOLS**

**SOME UPDATING WORKS CARRIED OUT IN RECENT YEARS**

LARGER STYLE 3 DOUBLE BEDROOM MID TERRACE - POSITIONED TOWARDS MOST DESIRABLE ETTRICK GROVE END OF CLEVELAND ROAD - SHORT WALK TO BARNES PARK - WITHIN CATCHMENT AREA OF GOOD SCHOOLS - SOME UPDATING WORKS CARRIED OUT IN RECENT YEARS - REPLACEMENT ROOF IN 2014 - SPACIOUS FAMILY HOME ... Good Life Homes are delighted to bring to the market a spacious larger style mid terraced home at the most desirable end of Cleveland Road. With 3 double bedrooms and bathroom on the first floor and 2 reception rooms on the ground floor with kitchen and separate utility area, the property also benefits from parking to the rear within a pleasant courtyard space. The current owners have carried out some updating works in recent years including a new roof and the addition of a Velux-style window into the kitchen roof allowing lots of additional light to flow into the space. There has also been updates to the electrics and cabling installed to prep for an electric vehicle charging point which may be of interest to some potential buyers. 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.

## ACCOMMODATION

### ENTRANCE VESTIUBLE

Carpet flooring, built-in cupboard housing consumer unit, electric meter and gas meter. Partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Carpet flooring, carpeted stairs to half landing, double radiator, understairs cloak room area, door leading off to reception room 1, door leading off to kitchen.

### RECEPTION ROOM 1 16' 6" x 13' 9" (5.03m x 4.19m)

Measurements taken at widest points and into bay. Carpet flooring, front facing white uPVC double-glazed bay window, feature fire surround in a mahogany style finish with polished quartz back and hearth and built-in coal-effect gas fire. Lovely height ceilings with original coving and cornice. Double doors lead through reception room 2.

### RECEPTION ROOM 2 13' 2" x 12' 0" (4.01m x 3.65m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over courtyard. Lovely high ceiling. Double doors leading through to reception room 1.

### KITCHEN 13' 1" x 6' 0" (3.98m x 1.83m)

Laminate tile-effect flooring, double radiator, white uPVC double-glazed window, wooden framed double-glazed Velux roof light. Fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate work surfaces. Space for electric oven, space for under bench fridge, lovely ceramic sink with chrome tap, space and plumbing dishwasher. Door leading off to utility area.

### UTILITY AREA 7' 0" x 6' 4" (2.13m x 1.93m)

Tiled flooring, double radiator, wooden framed single-glazed door leading out to the rear, wooden framed single-glazed window facing out to rear. Space and plumbing for a washing machine, space for tall fridge/freezer, wall mounted Combi boiler - Worcester Bosch.

### HALF LANDING

Partially-glazed door leading off to bathroom.



### BATHROOM 6' 0" x 6' 0" (1.83m x 1.83m)

Laminate wood-effect flooring, double radiator, rear facing uPVC single-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal, bath with panel and chrome taps, electric shower over. The walls are finished ceramic tile around the bath sink and toilet area. uPVC cladding to ceiling with recessed lights.

### FIRST FLOOR LANDING

Loft hatch, 3 doors leading off all to bedrooms.

### BEDROOM 1 13' 0" x 9' 8" (3.96m x 2.94m)

Carpet flooring, radiator, 2 front facing white uPVC double-glazed window. Fitted wardrobes running the length of 1 wall with sliding mirrored doors. This is a good size double bedroom.

### BEDROOM 2 13' 3" x 12' 6" (4.04m x 3.81m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built-in cupboard providing additional storage. This is also a large double bedroom.

### BEDROOM 3 10' 2" x 6' 4" (3.10m x 1.93m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This room would also accommodate a double bed.

### EXTERNALLY

Electric roller shutter providing vehicle access to the rear courtyard.

### GENERAL

The main roof and kitchen off shot have been done in recent years. The property benefits from gas central heating via a Worcester Bosch central heating boiler.



