



## Wolseley Terrace, Barnes, Sunderland

**Offers Over £135,000**

**JUST RENOVATED 3 DOUBLE BEDROOM MID TERRACE**

**DOUBLE FRONTED COTTAGE ALL ON ONE LEVEL**

**BEAUTIFULLY PRESENTED THROUGHOUT**

**EPC RATING D**

**SUPER IMPRESSIVE BATHROOM & KITCHEN**

**NEW FLOOR COVERINGS**

JUST RENOVATED 3 DOUBLE BEDROOM MID TERRACE - DOUBLE FRONTED COTTAGE ALL ON ONE LEVEL - BEAUTIFULLY PRESENTED THROUGHOUT - SUPER IMPRESSIVE BATHROOM & KITCHEN - NEW FLOOR COVERINGS - REWIRE & CENTRAL HEATING SYSTEM INCL DESIGNER RADIATORS - GREAT LOCATION A FEW MINUTES WALK TO SUNDERLAND ROYAL HOSPITAL & ALL AMENITIES ON CHESTER ROAD - NO CHAIN ... Good Life Homes are delighted to bring to the market a stunning recent renovation of a 3 double bedroom double fronted cottage where all rooms are arranged in the ground floor providing spacious one-level living. Close to the hospital and Chester Road shopping and amenities, the property would suit someone looking for a ready-to-move-into home and could be used as a 3 bedroom, 1 reception room or 2 bedrooms, 2 reception rooms if required. The newly renovated kitchen and bathroom are exceptional and we are confident this will make someone a lovely home. 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 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 white uPVC double-glazed door. Modern consumer unit, electric meter, gas meter, partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Carpet flooring, double radiator, doors leading off to bedroom 1, bedroom 2, bedroom 3 plus lounge.

### BEDROOM 1 14' 7" x 14' 0" (4.44m x 4.26m)

This is a lovely large front bedroom. Carpet flooring, gorgeous double-glazed uPVC double-glazed bay window and double radiator. Lovely high ceilings and has the potential to be a second lounge depending on the needs of the new owner.

### BEDROOM 2 11' 9" x 8' 0" (3.58m x 2.44m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window. This is also a double bedroom.

### BEDROOM 3 11' 10" x 11' 9" (3.60m x 3.58m)

Measurements taken at widest points, the room is slightly L-shaped. Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is also a large double bedroom.

### LOUNGE 14' 0" x 11' 9" (4.26m x 3.58m)

A lovely lounge with carpet flooring, 2 designer style flat panel radiators, white uPVC double-glazed patio doors leading out onto rear decked patio. Open plan to the kitchen.

### KITCHEN 16' 10" x 7' 7" (5.13m x 2.31m)

A stunning modern kitchen with a stylish range of wall and floor units with wood-effect laminate work surfaces. Integrated electric oven, 4 ring ceramic hob and feature designer style extractor chimney in stainless steel finish, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for washing machine, space for tall fridge/freezer, space additional under bench appliance if required. White uPVC double-glazed window with views over rear courtyard, vertical flat panel designer style radiator providing heat to the space, door leading off to bathroom. Matching unit matching recent Combi boiler.

### BATHROOM 7' 6" x 6' 5" (2.28m x 1.95m)



Vinyl wood-effect flooring, designer style towel heater style radiator, 2 rear facing white uPVC double-glazed windows with privacy glass. Beautiful bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome tap, p-shaped bath with glass shower screen over, shower fed from the main hot water system comprising; fixed overhead shower and separate handheld shower, separate bath taps. The walls are finished a stone-effect ceramic tile with dark grey grout and recessed lights to ceiling, extractor fan. This is a stunning bathroom by any standard.

### EXTERNALLY

The property benefits from a good size rear courtyard by virtue of the double fronted cottage which means you have the extra space to the rear. Electric roller shutter door with comfortable vehicle access and there is a decked patio positioned to take full advantage of the sunny aspect.



