



## Athol Park, Hendon, Sunderland

**£117,500**

**RECENTLY RENOVATED & REFURBISHED PERIOD 3 BEDROOM  
SEMI-DETACHED**

**REWIRED - NEW CENTRAL HEATING - REPLASTERED - NEW  
KITCHEN & BATHROOM - NEW FLOOR COVERINGS - WINDOWS  
& MORE**

**LOCATED WITHIN QUIET CUL DE SAC**

**EPC RATING D**

**DINING KITCHEN WITH PATIO DOORS TO REAR COURTYARD**

RECENTLY RENOVATED & REFURBISHED PERIOD 3 BEDROOM SEMI-DETACHED - LOCATED WITHIN QUIET CUL DE SAC - REWIRED - NEW CENTRAL HEATING - REPLASTERED - NEW KITCHEN & BATHROOM - NEW FLOOR COVERINGS - DECOR, WINDOWS & MORE - SPACIOUS FAMILY HOME WITH LARGE ROOMS AND LOVELY HIGH CEILINGS - DINING KITCHEN WITH PATIO DOORS TO REAR COURTYARD - POTENTIAL TO CREATE PARKING TO THE REAR IN THE FUTURE ... Good Life Homes are delighted to bring to the market one of the very popular period semi-detached homes within the Athol Park cul de sac, a small enclave of similar quality properties with a good community spirit. Representing terrific value for money, this spacious home has benefitted from a thorough recent renovation which means new owners can pretty much just move their furniture straight in! Briefly comprising; front garden, lovely entrance hall, two large reception rooms, spacious dining kitchen, ground floor bathroom, first floor shower room and 3 double bedrooms to the first floor. There's a private rear courtyard with pedestrian gated access which has the potential to create vehicle access in the future. The owner is finishing a few snagging issues over the coming couple of weeks but the property is available for viewings from now. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, 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 HALL

Entrance via GRP double-glazed door. Carpet flooring, double radiator, stairs to first floor, under stairs cupboard providing useful storage. Doors leading off to 2 reception rooms, dining kitchen.

### RECEPTION ROOM 1 17' 6" x 14' 9" (5.33m x 4.49m)

Carpet flooring, double radiator, front facing white uPVC double-glazed bay window, stylish light grey carpet flooring. Lovely high ceilings.

### RECEPTION ROOM 2 14' 7" x 14' 0" (4.44m x 4.26m)

Lovely large second reception room with stylish grey carpets, double radiator, rear facing white uPVC double-glazed window.

### KITCHEN 20' 2" x 10' 5" (6.14m x 3.17m)

Measurements taken at widest points. Vinyl wood-effect flooring, double-glazed patio doors leading out to rear courtyard. Recently installed fitted kitchen with a range of wall and floor units in a light grey finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish. Double and single radiator, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for washing machine, space for tall fridge/freezer, modern Combi boiler white uPVC double-glazed window facing out to rear courtyard, door leading off to rear lobby.

### REAR LOBBY

Vinyl flooring, white uPVC double-glazed door leading out to rear courtyard, door leading to ground floor bathroom.

### BATHROOM 10' 2" x 5' 10" (3.10m x 1.78m)

Vinyl flooring, white uPVC double-glazed window with privacy glass, panelling to the walls and ceiling, white bath with chrome tap, white toilet with low level cistern, white sink with single pedestal and chrome tap.

### HALF LANDING

Shower room leading off.



### SHOWER ROOM 6' 5" x 5' 7" (1.95m x 1.70m)

Panelling to the walls and ceiling, quadrant shower with sliding glass doors and shower fed from the main Combi boiler system. White toilet with low level cistern, white sink with single pedestal and chrome tap. Chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass.

### FIRST FLOOR LANDING

Loft hatch, 3 doors leading off.

### BEDROOM 1 14' 8" x 13' 9" (4.47m x 4.19m)

Stylish light grey carpet flooring, rear facing white uPVC double-glazed window, double radiator. This is a very large double bedroom.

### BEDROOM 2 14' 11" x 10' 0" (4.54m x 3.05m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window with pleasant views. This is a large double bedroom.

### BEDROOM 3 11' 5" x 8' 9" (3.48m x 2.66m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window with pleasant views. This is good size single bedroom or a small double but would comfortably accommodate a double bed.

### EXTERNALLY

On street parking to the front. Front garden with privet fencing providing a degree of privacy. The property benefits from a pedestrian gated access to the rear with potential to create vehicle access in the future if required.



