



## Cleveland Road, High Barnes, Sunderland

**£169,950**

**3 BED MID TERRACED FAMILY HOME**

**DOWNSTAIRS WC & SHOWER ROOM**

**BREAKFASTING KITCHEN**

**2 RECEPTION ROOMS**

**EPC RATING (to follow)**

**CLOAKROOM & UTILITY AREA**

FABULOUS 3 BED MID TERRACED HOUSE – 2 RECEPTION ROOMS – DOWNSTAIRS WC & SHOWER ROOM – UTILITY AREA – ETTRICK GROVE END OF CLEVELAND ROAD – MODERN INTERIOR THROUGHOUT. Good Life Homes are delighted to bring to the market this wonderful, 3 bed terraced family home situated in popular High Barnes location, in the more desirable Etterick Grove end of Cleveland Road. The property benefits from high ceilings, spacious rooms and is very well presented with modern interior throughout. Briefly comprising on the ground floor; entrance vestibule, entrance hall with built-in cloakroom, lounge, reception room 2/dining room, breakfasting kitchen, separate utility area and bathroom. On the first floor are 2 double bedrooms, 1 single bedroom all with fitted wardrobes and a family bathroom. Externally to the rear the property benefits from a low maintenance rear courtyard with pedestrian gated access and on street parking to the front. This is a great opportunity to acquire a very well presented, ready to move into family 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 that you'll pay nothing unless we sell your home!

## ACCOMMODATION

### ENTRANCE VESTIBULE

Entrance via wooden double-glazed door. Vinyl flooring, door leading into entrance hall.

### ENTRANCE HALL

Vinyl flooring, radiator, carpeted stairs to first floor landing, 3 doors leading off, 1 to lounge, 1 to reception room 2/dining room, 1 to kitchen, 2 doors leading off to understairs cupboard providing storage. Recently built cloak room.

### RECEPTION ROOM 1 13' 6" x 12' 11" (4.11m x 3.93m)

Measurements do not include depth of bay window. Carpet flooring, double radiator, front facing white uPVC double-glazed bow window. This is a spacious living room.

### RECEPTION ROOM 2/DINING ROOM 13' 10" x 12' 10" (4.21m x 3.91m)

Wood flooring, double radiator, white uPVC double-glazed French doors leading out to rear courtyard. Space for dining table and chairs if required.

### KITCHEN 15' 1" x 8' 9" (4.59m x 2.66m)

Vinyl flooring, vertical style radiator, side facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a grey finish with laminate work surfaces.

Breakfast bar overhang with space for 4 chairs, space for tall fridge/freezer, sink with Monobloc tap, 6 ring gas hob with built-in grill and oven. The walls around the kitchen are finished in a decorative mosaic tiles. This is a gorgeous modern fitted kitchen.

### UTILITY ROOM 5' 11" x 5' 10" (1.80m x 1.78m)

Vinyl flooring, white uPVC double-glazed window, white uPVC double-glazed door leading to the rear courtyard. Range of wall and floor units matching the kitchen, space for washing machine, space for dryer. Door leading off to bathroom.

### BATHROOM 12' 8" x 2' 11" (3.86m x 0.89m)

Vinyl flooring, vertical towel heater style radiator, toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap, wall mounted mirror. Separate shower cubicle with tray and glass shower screen with overhead waterfall shower and separate hand held shower. Cladding to the ceiling. Extractor fan.



### HALF LANDING

Carpet flooring, door leading off to the bathroom.

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

Tiled flooring, single radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising; toilet with low level cistern, sink with chrome taps, freestanding bath with hand held showerhead.

### FIRST FLOOR LANDING

Carpet flooring, loft hatch, 3 doors leading off all to bedrooms.

### BEDROOM 1 13' 11" x 8' 10" (4.24m x 2.69m)

Measurements do not include depth of fitted wardrobes. Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Fitted wardrobes running the length of 1 wall providing hanging and shelving space. This is a double bedroom.

### BEDROOM 2 13' 6" x 9' 0" (4.11m x 2.74m)

Measurements do not include depth of fitted wardrobes. Carpet flooring, single radiator, front facing white uPVC double-glazed window. Fitted wardrobes running the length of 1 wall providing useful shelving and hanging space. This is a double bedroom.

### BEDROOM 3 10' 1" x 6' 7" (3.07m x 2.01m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Fitted wardrobes running the length of half a wall providing shelving and hanging space. This is a single bedroom.

### EXTERNALLY

On street parking to the front. Low maintenance rear courtyard with artificial grass area and pedestrian gated access.



