



**good life**

**Woodstock Avenue, Grangetown, Sunderland**

**£164,995**

**3 BEDROOM SEMI-DETACHED HOME**

**SITUATED ON THE CORNER OF WOODSTOCK AVENUE & QUEEN ALEXANDRA ROAD**

**DRIVEWAY FOR 2 VEHICLES AND GENEROUS PRIVATE CORNER PLOT GARDENS**

**EPC RATING**

**EXTENDED KITCHEN**

SITUATED ON THE CORNER OF QUEEN ALEXANDRA ROAD & WOODSTOCK AVENUE - A LOVELY 3 BED SEMI-DETACHED HOME WITH SECLUDED CORNER-PLOT GARDENS AND DRIVEWAY + EXTENDED KITCHEN. Good Life Homes are delighted to bring to the market a lovely corner plot 3 bedroom semi with driveway on Queen Alexandra Road and entrance door on Woodstock Avenue. Benefitting from a large wrap around garden to the front and side with driveway parking for a couple of vehicles and a smaller low-maintenance garden to the rear. Internally, the property is well presented and briefly comprises; entrance hall, two generous reception rooms, extended kitchen/dining room, 3 first floor bedrooms and bathroom. 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 will pay nothing unless we sell your home!

46 Windsor Terrace , Sunderland, SR2 9QF  
Tel: 0191 565 66 55 Email: [info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)  
[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)



## ACCOMMODATION

### ENTRANCE HALL

Laminate wood-effect flooring, double radiator, white uPVC double-glazed window facing out onto Queen Alexandra Road, carpeted stairs to first floor landing with original staircase spindles. Doors leading off to 2 reception rooms and dining kitchen.

### RECEPTION ROOM 1 13' 5" x 12' 8" (4.09m x 3.86m)

Carpet flooring, double radiator, white uPVC double-glazed bay window with lovely views over the private garden. Original tiled fire place with built-in coal-effect gas fire. High ceilings and attractive coving. This is a lovely size room with a gorgeous bay window.

### RECEPTION ROOM 2 12' 8" x 10' 8" (3.86m x 3.25m)

Carpet flooring, double radiator, white uPVC double-glazed window rear facing, original fire place in a tile finish with built-in coal-effect gas fire. Built-in cupboard to one side of fire place providing additional storage space and also housing the modern Combi boiler.

### KITCHEN 13' 5" x 11' 2" (4.09m x 3.40m)

Measurements taken at widest points. Laminate wood-effect flooring, double radiator, 3 white uPVC double-glazed windows, side and rear facing, allowing lots of light into the space. The general aspect of the kitchen is south east facing which means it enjoys sunshine for a good part of the day. The kitchen comprises; a range of wall and floor units in a white finish with complementary laminate work surface. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for washing machine, space for a tall fridge/freezer, integrated electric oven, 4 ring gas hob and integrated extractor. White uPVC double-glazed door leading to the garden. Built-in cupboard providing lots of additional storage space. This is a lovely room with ample space for a dining table in the middle and as part of an extension to the original property.

### FIRST FLOOR LANDING

White uPVC double-glazed window with attractive views on to Queen Alexandra Road, loft hatch with pull down ladders. 4 doors leading off, 3 to bedrooms and 1 to bathroom.



### BATHROOM 6' 9" x 5' 6" (2.06m x 1.68m)

Tiled flooring, chrome towel heater, rear facing white uPVC double-glazed window with privacy glass. Modern bathroom suite comprising of; sink built into high gloss vanity unit with chrome tap, toilet with low level cistern, bath with panel and chrome tap with separate shower fed from the main Combi boiler system and glass shower screen. The walls are finished in an attractive ceramic tile uPVC cladding and recessed lights to the ceiling. Extractor fan.

### BEDROOM 1 12' 4" x 9' 9" (3.76m x 2.97m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Modern fitted wardrobes with sliding doors fitted to one wall providing a huge degree of storage and hanging space.

### BEDROOM 2 12' 0" x 11' 0" (3.65m x 3.35m)

Carpet flooring, single radiator, white uPVC double-glazed window with attractive views onto Queen Alexandra Road.

### BEDROOM 3 7' 5" x 6' 10" (2.26m x 2.08m)

Carpet flooring, single radiator, white uPVC double-glazed window with views over Queen Alexandra Road. This is a decent single bedroom.

### EXTERANLLY

The property benefits from a private garden to the front and side mainly laid to lawn, accessed from Woodstock Avenue (on the corner of Woodstock Ave and Queen Alexandra Road) and has a good degree of privacy with mature well maintained privet hedging to the perimeter. There is a driveway situated on Queen Alexandra Road suitable for parking at least 2 vehicles. Small low maintenance patio garden to the rear which enjoys a sunny aspect.

