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## Acklam Avenue, Grangetown, Sunderland

**£179,995**

**BEAUTIFULLY PRESENTED & UPDATED 3 DOUBLE BEDROOM SEMI**

**LARGER STYLE HOME ON SOUGHT AFTER ST AIDENS ESTATE**

**GARAGE & DRIVEWAY**

**EPC RATING (to follow)**

**LOVELY REAR GARDEN ON LARGE PLOT**

**RECENT QUALITY KITCHEN WITH QUARTZ WORK SURFACES**

BEAUTIFULLY PRESENTED & UPDATED 3 DOUBLE BEDROOM SEMI- LARGER STYLE HOME ON SOUGHT AFTER ST AIDENS ESTATE - GARAGE & DRIVEWAY - LOVELY REAR GARDEN ON LARGE PLOT - RECENT QUALITY KITCHEN WITH QUARTZ WORK SURFACES - QUALITY BATHROOM & SEPARATE SHOWER ROOM ALSO - ANGLIAN WINDOWS QUALITY DOUBLE GLAZING - REWIRED IN RECENT YEARS PLUS NEW BOILER IN RECENT YEARS - EXCEPTIONAL VALUE FOR A QUALITY HOME...Good Life Homes are delighted to bring to the market an exceptional home of considerable quality located on a generous plot on the sought after ST AIDENS estate at Grangetown. One of the more recent properties built on the estate, this gorgeous home has benefitted from considerable expenditure in recent years including but not limited to; Anglian double glazing, stylish kitchen with Quartz work surfaces, quality bathroom with freestanding bath, separate shower room, tasteful decor throughout, rewire and recent central heating boiler and more. A larger style, the property benefits from a lovely spacious lounge through dining room with doors to the rear opening onto the garden and 3 double-size bedrooms on the first floor. This is a wonderful opportunity for potential buyers to acquire a ready to move into home where no expense has been spared in maintaining the property by the current owners. Viewing arrangements can be made by contacting the 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 PORCH

Vinyl wood-effect flooring, white uPVC double-glazed windows. White uPVC double-glazed door into entrance hall.

### ENTRANCE HALL

Carpet flooring, radiator, built-in cupboard providing storage. Carpeted stairs to half landing where there is a white uPVC double-glazed window with privacy glass side facing. Partially-glazed door leading off to kitchen.

### KITCHEN 8' 7" x 12' 0" (2.61m x 3.65m)

Recently installed by the current owners, the kitchen has a lovely practical layout with tiled flooring, Quartz work surfaces with Inset sink and Monobloc tap. White uPVC double-glazed window with lovely views over the garden. White uPVC double-glazed door leading out to the rear garden. Space for tall fridge freezer. Space and plumbing for electric free-standing oven with Induction hob. Space and plumbing for washing machine. Space for dishwasher. Ample additional storage in the well designed layout. Recess LED lights to ceiling. Door leading off to lounge/dining room.

### LOUNGE/DINING ROOM 23' 0" x 11' 4" (7.01m x 3.45m)

Measurements taken at widest points. Superb large living space with front facing lounge, white uPVC double-glazed windows and built-in shutters. Lovely, almost floor to ceiling patio doors to the rear providing access to the garden, also with built-in shutters. Carpets flowing through from lounge to dining area. 2 radiators providing heat to the room and a gorgeous feature fire surround in a white Quartz finish with contrasting black Quartz hearth including recess lighting as a feature. Leading off the dining area is a partially-glazed door into the kitchen.

### FIRST FLOOR LANDING

Large landing wth loft access. Recess lights to ceiling. 5 doors leading off; 3 to bedrooms, 1 to bathroom, 1 to WC & shower room.

### BEDROOM 1 12' 8" x 9' 7" (3.86m x 2.92m)

Measurements do not include the depth of the fitted wardrobes. Carpet flooring, radiator, white uPVC double-glazed window front facing. Fitted wardrobes with sliding mirrored doors to one wall providing a good degree of storage and hanging space. This is a large double bedroom.



### BEDROOM 2 9' 3" x 10' 2" (2.82m x 3.10m)

Measurements do not include the depth of the fitted wardrobes. Carpet flooring, radiator, white uPVC double-glazed window rear facing. Fitted wardrobes to one wall with sliding doors providing a good degree of storage and hanging space.

### BEDROOM 3 10' 0" x 7' 7" (3.05m x 2.31m)

Measurements do not include the depth of the fitted wardrobes. Also a double bedroom with carpet flooring, radiator, white uPVC double-glazed window front facing, fitted wardrobes running the length of one wall providing a good degree of storage and hanging space.

### BATHROOM 8' 8" x 6' 4" (2.64m x 1.93m)

Tiled flooring, radiator, white uPVC double-glazed window with privacy glass rear facing, free standing bath with chrome tap and shower attachment. Sink with chrome tap. Stylish tile to the walls with detailed border tiled. Recess lights to ceiling and extractor fan.

### WC & SHOWER ROOM 5' 2" x 5' 5" (1.57m x 1.65m)

Tiled flooring, chrome towel style heater radiator, white uPVC double-glazed window with privacy glass rear facing. White toilet with low level cistern, white sink with single pedestal and chrome tap. Corner shower with sliding glass doors with the shower fed from the main hot water system. Recess lights to ceiling. The walls are finished in a ceramic tile with additional uPVC cladding within the shower area for convenience.

### EXTERNALLY

Immaculately maintained front garden with block paved driveway leading to attached garage. White uPVC double-glazed door into entrance porch. The property benefits from a beautifully maintained rear garden with an area of natural grass arranged in a hexagon shape with large paved patio areas and raised borders.



