

Riverside Park
South Hylton
Sunderland
SR4 0RT





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sales & lettings





Riverside Park

Asking Price £299,999

INTRODUCTION

SUPERB 3 BED DETACHED BUNGALOW - UNINTERRUPTED RIVERSIDE VIEWS - MULTI-CAR DRIVEWAY + GARAGE - GENEROUS REAR GARDEN OVERLOOKING RIVER - LARGE CONSERVATORY WITH DIRECT RIVER VIEWS - EN SUITE TO MASTER BEDROOM - RECENTLY RENOVATED KITCHEN & BATHROOM - BRICK WORK SHOP ATTACHED WITH ELECTRICS - NO CHAIN ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Vinyl wood-effect flooring, white uPVC double-glazed windows, white uPVC double-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect, radiator, radiator, large built in cupboard providing storage, 5 doors leading off, 3 to bedrooms, 1 to bathroom and 1 to lounge.

MASTER BEDROOM

16'8 x 11'5

Measurements taken at widest points.

Carpet flooring, double radiator, front facing white uPVC double-glazed bow window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. Door leading off to en-suite.

EN-SUITE

6'4 x 3'8

Toilet with low level cistern, sink with single pedestal and chrome tap, quadrant corner shower with electric shower over. Side facing white uPVC double-glazed window with privacy glass, laminate wood-effect flooring, radiator, extractor fan.

BATHROOM

7'3 x 6'5

Recently renovated by the owners. This is a good size bathroom with laminate wood-effect flooring, column style radiator, side facing white uPVC double-glazed window with privacy glass. Large quadrant shower with shower fed from the main combi boiler system, toilet with concealed cistern and push button flush, sink with chrome tap and stylish built in cupboards beneath. The walls are finished in a tasteful uPVC tile effect cladding. Recessed lights to ceiling, extractor fan.

BEDROOM 2

14'0 x 9'9

Carpet flooring, radiator, rear facing white uPVC double-glazed window with lovely uninterrupted views over the river. This is a good size double bedroom.

BEDROOM 3

9'8 x 7'9

Carpet flooring, radiator, white uPVC double-glazed window looking into conservatory and with views over the river. This room has been used as an office but is large enough to accommodate a double bed if necessary, but we would class this as a large single bedroom.

LOUNGE

14'8 x 12'0

Laminate wood-effect flooring, radiator, white uPVC double-glazed bow window with views over front garden and driveway. This is a very spacious lounge and is open plan via a double doorway to the separate dining room.

DINING ROOM

10'0 x 9'9

Lovely space with the continuation of the laminate wood-effect flooring, radiator, double-glazed sliding doors.

CONSERVATORY

16'4 x 8'8

A lovely large conservatory with ceramic tile flooring, large radiator ran off the main system, white uPVC double-glazed window with uninterrupted views over the river and double-glazed glass roof, electric sockets and TV points. The previous owners used to spend a lot of time in this room and with views like this, who wouldn't!

KITCHEN

14'3 x 8'9

Lovely recently fitted kitchen in a stylish shaker style with wood-effect laminate work surfaces. 4 ring gas hob, feature extractor chimney and glass splash back, integrated electric oven situated at waist height for convenience, sink with bowl and a half, single drainer and matching monobloc tap, space for American style fridge/freezer and pull-out larder unit. White uPVC double-glazed window which has beautiful views over the river and double flat panel radiator provides heat to the space. Partially-glazed door leads back into the lounge and integral door leads directly into the utility room.

UTILITY ROOM

8'9 x 4'8

Vinyl tile effect flooring, side facing white uPVC double-glazed window with privacy glass. Wall mounted Worcester Bosch combi boiler, stainless steel sink with single bowl, single drainer and monobloc tap, space and plumbing for a washing machine, storage cupboard, sliding door providing access to the garage.

GARAGE

12'10 x 8'9

Roller shutter door, electric consumer unit, gas meter, electric sockets and lighting. A partition wall has been put up to the rear of the garage to create a small self contained utility room, but if the utility room wasn't used, the garage would have an extra 4ft 8" approx. of depth to it should a potential buyer need that extra space.

EXTERNALLY

Well maintained front garden, block paved driveway suitable for parking multiple vehicles leading to attached garage.

The property has a fabulous rear garden with block paved patio immediately adjacent to the conservatory door. Further raised decked patio to capture sun at various points of the day, well maintained lawn and lower part of the garden which is been left more natural which leads down to the perimeter fencing but offers further potential for landscaping if required. Direct access to garden shed, door leading to a brick work shop which has been constructed to the side of the property. The obvious comment about the garden is it overlooks with undisrupted views the river rear with beautiful, wooded area on the north bank offering different seasonal scenes throughout the year.



Local Authority
Sunderland

Council Tax Band
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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