

Ranson Street  
Barnes  
Sunderland  
SR4 7LG



good life   
sales & lettings

# Ranson Street

## £245,000

### INTRODUCTION

IMPRESSIVELY EXTENDED 4 BED SEMI-DETACHED - VERY LARGE REAR GARDEN PLOT - SPACE TO SIDE FOR POTENTIAL FURTHER GARAGE - EXTENDED 2ND RECEPTION WITH LANTERN ROOF - EXTENDED KITCHEN - EXTENDED GARAGE/UTILITY WITH WC - GREAT LOCATION CLOSE TO RICHARD AVENUE SCHOOL...

### ENTRANCE PORCH

Tiled flooring, uPVC double-glazed windows. Partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Radiator, stairs to first floor landing, under stairs cupboard, 3 doors leading off, 2 to reception rooms and 1 to kitchen.

### RECEPTION ROOM 1

Measurements taken into bay.

Carpet flooring, white uPVC double-glazed bay window, radiator, feature fire surround with tiled hearth and electric fire. Double doors leading into second extended reception room.

### RECEPTION ROOM 2

Carpet flooring, radiator concealed behind cover, feature fire surround in a 1920's style finish with tile hearth and built-in coal-effect fire. The original second reception room has been extended to the rear to create a terrific additional space with wooden framed double-glazed windows and French doors leading out to rear patio and garden. UPVC double-glazed Lantern roof which allows additional space into this extended area.

### KITCHEN

The room is L-shaped and measurements taken at the widest points.

The kitchen is also an extension to the original property and comprises a range of wall and floor units in a wood-effect finish with contrasting laminate work surfaces, integrated electric oven, integrated ceramic hob, integrated extractor hood, space for tall fridge/freezer, space and plumbing for a washing machine, stainless steel sink with single bowl, single drainer and matching Monobloc tap situated beneath a uPVC double-glazed window which overlooks the rear garden plot. Side facing white uPVC double-glazed window and uPVC double-glazed sliding doors leading out to rear patio and garden. Integral door leads into the garage.

### FIRST FLOOR LANDING

Carpeted stairs splits into 2, right with a white uPVC double-glazed window and 4th bedroom leading off and left turn with 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BEDROOM 1

Double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed bay window. Fitted wardrobes to 1 wall with sliding doors.

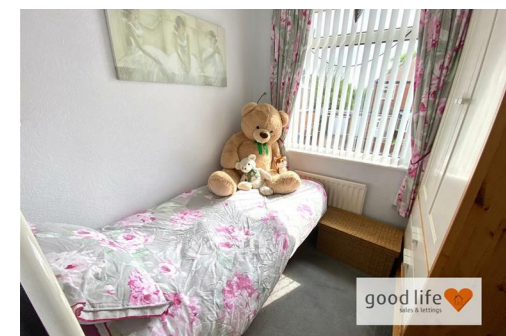
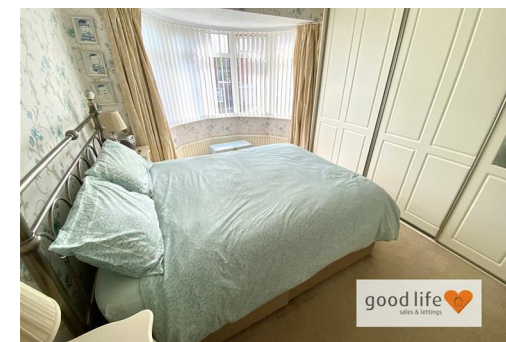
### BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a single bedroom or home office or nursery.

### BEDROOM 2

This is double bed

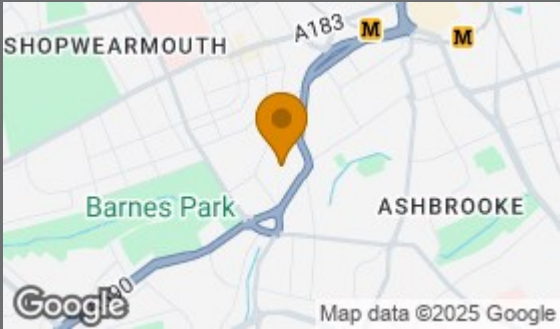
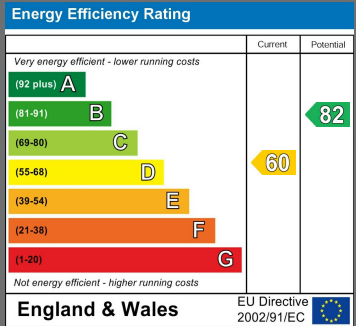
Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall.





Local Authority  
Sunderland

Council Tax Band  
C



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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