

Ryhope Road
Grangetown
Sunderland
SR2 9SU





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sales & lettings



Ryhope Road

Offers In The Region Of £399,995

INTRODUCTION

RARE TO THE LOCAL MARKET - A GRADE 2 LISTED 5 DOUBLE BEDROOM FARMHOUSE BELIEVED TO DATE CIRCA 1700'S SET WITHIN A WONDERFUL RURAL FEEL SETTING OF CONVERTED FARM BUILDINGS & BARNES PROVIDING A FAIRLY UNIQUE OPPORTUNITY IN THE LOCAL PROPERTY MARKET.

ENTRANCE HALL

Entrance via partially-glazed door. Natural wood flooring, double radiator, archway leading into internal hallway. Doors leading off to 2 reception rooms, kitchen and utility room. Staircase to first floor landing.

RECEPTION ROOM 1

16'0" x 14'7"

Natural wood flooring, double radiator, front facing wooden framed single-glazed sash window. Fabulous fireplace in a polished stone finish with matching hearth and back and built-in coal-effect gas fire.

RECEPTION 2

16'3" x 14'10"

Natural wood flooring, double radiator, front facing wooden framed single-glazed sash window front facing. Large chimney breast with log burning stove, slate hearth.

KITCHEN

13'9" x 10'2"

Travertine stone flooring, single radiator, rear facing wooden framed single-glazed sash window. Fitted kitchen with a range of wall and floor units in a natural wood finish with granite work surfaces including central island. Integrated electric oven, 4 ring induction hob, integrated extractor, Belfast ceramic sink with farm house style taps. Space for tall fridge/freezer, recessed lights to ceiling.

UTILITY AND REAR ENTRANCE

12'3" x 10'2"

Fabulous space with tile-effect vinyl flooring, single radiator, 2 rear facing wooden framed single-glazed sash window with lovely views. External door leading to the rear, built-in cupboard providing storage. utility units and laminate work surface beneath which is space and plumbing for washing machine, dryer and dishwasher.

HALF LANDING

Rear facing wooden framed single-glazed sash window.

FIRST FLOOR LANDING

Attractive archway, built-in cupboard, doors leading off to 3 bedrooms, separate WC and bathroom and second floor staircase.

BATHROOM

16'0" x 10'4"

One of the largest bathrooms we have ever seen. Comprising of; stone-effect tile flooring with matching wall tiles, large sink set within vanity unit and chrome tap, built-in wardrobe with sliding glass doors providing useful storage and which is also the location for the gas Combi boiler. Wet room style walk-in shower with glass doors and fixed overhead shower fed from the main Combi boiler. Huge 2 person Jacuzzi style bath with jets and seating area. Recessed lights to ceiling, 2 front facing wooden framed single-glazed sash windows with privacy glass, built in bathroom stereo system with ceiling speakers. A stunning bathroom.

BEDROOM 1

16'8" x 15'0"

Carpet flooring, double radiator, front facing wooden framed single-glazed sash windows. This is a huge double bedroom.

BEDROOM 2

15'0" x 13'0"

Carpet flooring, double radiator, front facing single-glazed sash window. This is also a very large double bedroom.

BEDROOM 3

10'0" x 9'0"

Laminate wood-effect flooring, double radiator, rear facing single-glazed sash window. This is also a double bedroom.

WC

5'0" x 2'9"

Natural wood flooring, single radiator, rear facing single-glazed sash window.

SECOND FLOOR LANDING

Double-glazed Velux style light, 2 doors leading off both to bedrooms.

BEDROOM 4

17'5" x 14'10"

Carpet flooring, recessed lights to ceiling, double-glazed Velux style roof light.

BEDROOM 5

14'9" x 13'2"

Carpet flooring, double-glazed Velux style roof light.

EXTERNALLY

The property has a private paved courtyard south facing to the front and to the rear there is a private courtyard space with additional communal grounds. Parking near the entrance - more information can be provided on request.

The vendor has installed a summer house, which we are advised measures 16ft x 6ft.

GENERAL

Vendor advises that both loft bedrooms were completed with full building regulations and approval including the required listing building consent.



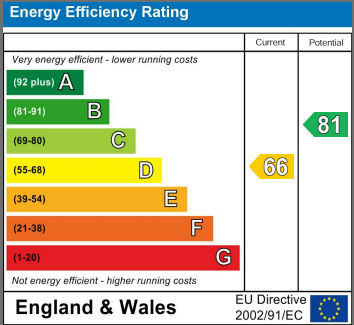


This floor plan is provided only as a guide to general layout and is not drawn exactly to scale. Where measurements are provided these should not be relied upon and potential purchasers should carry out their own investigations and measurements to satisfy their own needs or those of third party contractors. This floor plan remains the property of Good Life Homes and cannot be used or reproduced without express permission of the company. Re-using this floor plan without permission will incur a charge.

Plan produced using PlanUp.

Local Authority
Sunderland

Council Tax Band
F



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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