

Lyngrove  
Ryhope  
Sunderland  
SR2 0EX



# Lyngrove

£100,000

## INTRODUCTION

2 DOUBLE BED SEMI-DETACHED HOME - OCCUPYING LARGE FRONT AND CORNER PLOT - REQUIRES SOME UPDATING - NO CHAIN - COULD BE 3 FIRST FLOOR BEDROOMS - HAS GCH WITH FAIRLY RECENT COMBI-BOILER - LOTS OF POTENTIAL - SOUGHT AFTER LOCATION ...

## ENTRANCE HALL.

Entrance via hardwood partially-glazed door. Carpet flooring, carpet stairs to first floor landing, double radiator, under stairs cupboard which is the location for the gas and electric meter and electric fuse box. Door leading off to lounge, door leading off to dining kitchen.

## LOUNGE

Carpet flooring, double radiator, front facing white uPVC single-glazed window. Feature fire surround in a painted finish with quartz hearth and built in gas fire.

## DINING KITCHEN

Carpet flooring, double radiator, rear facing white uPVC single-glazed window, stainless steel sink with circular bowl and matching drainer and Monobloc tap built into cupboard. Fireplace with quartz hearth and built in electric fire, built in cupboard provides additional storage. Door leads off to rear lobby.

## REAR LOBBY

Carpet flooring, external door to the side of the side, door leading off to WC.

## W C

Carpet flooring, toilet with mid range system, side facing uPVC single-glazed window with privacy glass.

## FIRST FLOOR LANDING

Side facing white uPVC single-glazed window, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BEDROOM 1

Larger style bedroom with 2 front facing white uPVC windows, 1 single-glazed and 1 double-glazed. This room is often converted into 2 separate bedrooms creating a 3 bedroom home. A radiator is located below the larger window and fairly modern combi boiler wall mounted.

## BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC single-glazed window, built in cupboard. This is also a good size double bedroom and would normally become the main bedroom if the front bedroom was converted into 2.

## BATHROOM

Carpet flooring, radiator, rear facing white uPVC single-glazed window with privacy glass. Bath with chrome taps, sink with chrome taps.

## EXTERNALLY

The property has a large front and corner plot with potential to driveway on the future.

The property has a large side court yard area with former wash house and coal house brick building. Smaller garden to the rear, access gate provides access to the front.



Local Authority  
Sunderland

Council Tax Band  
A

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



## Contact

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