

Riddings Road  
Redhouse  
Sunderland  
SR5 5LS



good life   
sales & lettings

# Riddings Road

£92,000

## INTRODUCTION

### ENTRANCE HALL

Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing. Door leading off to lounge.

### LOUNGE

Good size.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bow window. Feature fire surround with space for a fire and flat screen tv mounting bracket on the chimney breast. Door leads off to the kitchen.

### KITCHEN

Laminate wood-effect flooring, 2 rear facing white uPVC double-glazed window, white uPVC double-glazed door leading to back garden. Fitted kitchen with a range of wall and floor units in a high gloss finish with wood-effect laminate work surfaces. Stainless sink with bowl and a half, single drainer matching monobloc tap, space and plumbing for a washing machine, integrated electric oven, 4 ring electric hob extractor fan in stainless steel finish, understairs cupboard additional storage.

### FIRST FLOOR LANDING

Loft hatch, 3 doors leading off, 2 bedrooms and 1 to bathroom.

### BEDROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed window with pleasant views including views towards the playing fields of Redhouse Comprehensive School. Fitted wardrobes with a range of storage and hanging space.

### BEDROOM 2

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is also a double bedroom.

### BATHROOM

Tiled flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap and separate shower over, fed from the main combi boiler system. The walls are completely finished in a ceramic tile with decorative mosaic border.

### EXTERNALLY

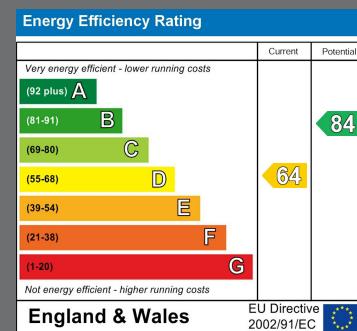
Low maintenance block paved front garden which leads to uPVC double-glazed front door.

Small rear garden with paved patio immediately adjacent to the house.



**Local Authority**  
Sunderland

**Council Tax Band**  
A



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



Good Life Homes - Sales  
46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



## Contact

0191 565 6655

[info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

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