

Withernsea Grove  
Ryhope  
Sunderland  
SR2 0BU



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# Withernsea Grove

## £210,000

### INTRODUCTION

LARGE 3 BEDROOM DETACHED HOME - MULTI CAR DRIVEWAY - CONSERVATORY - GARAGE WITH REMOTE DOOR - MODERN KITCHEN & BATHROOM - LOW MAINTENANCE REAR GARDEN WITH SUNNY ASPECT - GREAT VALUE COMPARED TO NEW BUILDS - FREEHOLD PURCHASED AROUND 5 YEARS AGO - NO CHAIN ...

### ENTRANCE PORCH

Entrance via GRP double-glazed door. White uPVC double-glazed windows, GRP double-glazed door leading into entrance hall.

### ENTRANCE HALL

Carpet flooring, built in cupboard providing storage, radiator, carpeted stairs to first floor landing with wrought iron hand rail and spindles, under stairs cupboard providing storage. Partially-glazed door leading to the lounge.

### LOUNGE DINING ROOM

This is a lovely open spacious room with front facing white uPVC double-glazed window and white uPVC double-glazed patio doors to the rear allowing lots of light into the space, 3 designer style radiators providing heat to the space. Door leading off to entrance hall, door leading off to kitchen, double doors leading through to conservatory.

### CONSERVATORY

Lovely size conservatory positioned to take full advantage of the sunny spot. Tiled flooring, solid "warm" room has been added for year-round use. The conservatory enjoys views over the garden. Double doors leading directly onto the garden also.

### KITCHEN

A lovely spacious and generous kitchen with quartz tiled flooring, flat panel radiator, 2 white uPVC double-glazed windows over-looking the rear garden and white uPVC double-glazed door leading directly out to the rear garden. Access to the kitchen is from the dining area in the main living space. The kitchen has been replaced in recent years, and comprises a range of wall and floor units in a grey finish with complementary laminate work surfaces. Integrated double electric oven, 5 ring gas hob and feature extractor chimney in stainless steel finish, space for wine rack, space for American style fridge/freezer, space for dishwasher, space and plumbing for a washing machine. Granite style sink with single bowl, single drainer and flexible monobloc tap situated below the window with views out over the rear garden.

### FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and to bathroom, side facing white uPVC double-glazed window, built in cupboard.

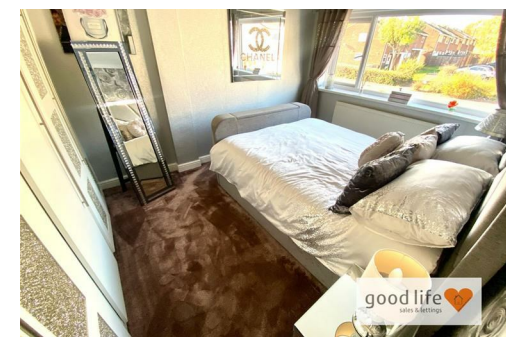
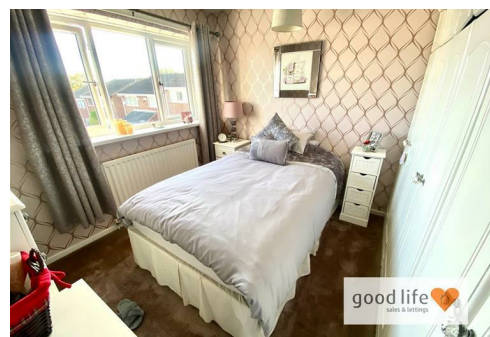
### BATHROOM

Generous family bathroom with quartz tiling to walls and floor with mosaic detail. Double shower cubicle with shower fed from the main combi water system, sink and wc combination with concealed cistern and push button flush and storage beneath, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling.

### BEDROOM 1

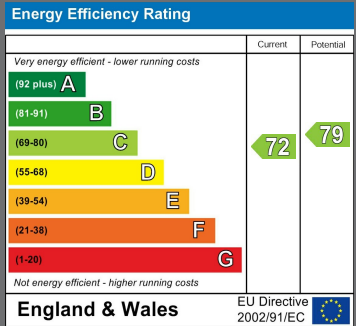
Double bedroom.

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



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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