

Southwell Close
Ryhope
Sunderland
SR2 0TN





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sales & lettings





Southwell Close

Offers In The Region Of £245,000

INTRODUCTION

3 DOUBLE BEDROOM DETACHED HOME - DRIVEWAY & GARAGE - LOVELY PLOT WITH SUNNY ASPECT TO REAR - STYLISH DINING KITCHEN WITH DOORS OPENING ONTO GARDEN - EN SUITE TO MASTER BEDROOM - PLEASANT ASPECT TO FRONT - LANDSCAPED REAR GARDEN - PERFECT READY TO MOVE INTO HOME ...

ENTRANCE PORCH

Entrance via GRP double-glazed door. Vinyl wood-effect flooring, radiator, electric consumer unit, electric meter. Door leading into lounge.

LOUNGE

15'4 x 10'2

Good size lounge which should accommodate most arrangements of furniture.

Carpet flooring, triple size radiator, front facing white uPVC double-glazed window with pleasant views. Door leading into internal hall

INTERNAL HALLWAY

Carpeted stairs to first floor landing, door leading off to kitchen dining, door leading off to WC.

WC

6'5 x 3'1

Vinyl wood effect flooring, radiator, hand basin with chrome taps, toilet with low level cistern.

DINING ROOM

18'9 x 8'1

Measurements taken at widest points.

Lovely open plan space with vinyl wood-effect flooring, large double radiator, rear facing white uPVC double-glazed window with views over garden and white uPVC double-glazed doors leading out to rear patio and garden beyond, large under stairs cupboard providing useful storage. Terrific modern fitted kitchen with a range of wall and floor units in a light grey finish with shaker style cabinets and black handles, quartz style sink with bowl and a half, single drainer and black Monobloc tap. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish with matching splash back, integrated fridge/freezer, integrated washing machine and integrated dishwasher. The central heating boiler is contained within a matching cupboard also. There is ample space at one end of this room to accommodate a comfortably proportioned dining table and chairs.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, good size built in cupboard, radiator. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

8'7 x 6'9

Vinyl wood-effect flooring, double radiator, side facing white uPVC double-glazed window. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap. Extractor fan.

BEDROOM 3

9'10 x 7'0

Carpet flooring, radiator, side facing white uPVC double-glazed window. This room is large enough to be classed as a double bedroom but is currently used as a dressing room. The vendors are willing to leave the Ikea pax wardrobes which fit nicely into the space.

BEDROOM 2

10'10 x 8'8

Also, a good size double bedroom.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window.

BEDROOM 1

16'8 x 8'10

A lovely size double bedroom.

Carpet flooring, 3 front facing white uPVC double-glazed windows with pleasant views. Large double radiator, 2 sets of built in fitted wardrobes providing a good degree of storage and hanging space. Door leading off to en-suite.

EN-SUITE

7'0 x 5'0

Vinyl wood-effect flooring, double radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, double shower cubicle with sliding glass doors and shower fed from the main hot water system. Side facing white uPVC double-glazed window privacy glass. The walls are finished in a stylish ceramic tile, to full height in the shower area and approx. half height behind the WC and hand basin.

EXTERNALLY

Pleasant open aspect to the front. Block paved driveway parking for at least 1 vehicle leading to attached garage with up and over garage door. Further on street parking. Access down the side of the property to the rear.

The property benefits from an approx. south facing rear garden which is about to be reurfed and has a patio area immediately adjacent to the rear of the property to take advantage of the sunny aspect.



Local Authority
Sunderland

Council Tax Band
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		



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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