

Esdale
Ryhope
Sunderland
SR2 0JE



Esdale

£110,000

INTRODUCTION

2 BED SEMI-DETACHED HOME IN POPULAR LOCATION - MOSTLY RECENTLY MODERNISED - MODERN KITCHEN, BATHROOM & GCH - MOSTLY RE-PLASTERED + NEW DOORS - SOUTH WEST FACING REAR GARDEN PLOT - SENSIBLY PRICED - NO CHAIN ...

LOUNGE

Laminate wood-effect flooring, log burning stove, 2 front facing white uPVC double-glazed windows, partially open plan staircase to first floor landing, 2 radiators, under stairs cupboard where there is the electric meter, gas meter and electric fuse unit. Door leading off to kitchen.

KITCHEN

Porcelain tile flooring, modern fitted kitchen with a range of wall and floor units in a light cream finish with natural woodwork surfaces, 5 ring gas range with multi-oven and matching extractor fan above, inset Belfast sink with Monobloc tap, space for tall fridge/freezer, integrated microwave. White uPVC double-glazed doors leading out to rear patio and garden, radiator, built in utility cupboard with space and plumbing for a washing machine, and also the location of the modern Worcester Bosch combi boiler. White uPVC double-glazed external door leading to the side of the property, door leading off to downstairs WC.

DOWNSTAIRS WC

Porcelain tile flooring, toilet with mid range system, side facing white uPVC double-glazed window with privacy glass.

FIRST FLOOR LANDING

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

BEDROOM 1

2 double radiators situated underneath 2 uPVC double-glazed windows, built in shower cubicle with shower fed from the main combi boiler system. This is large double bedroom and is often split into 2 separate rooms to create a 3 bedroom house.

BEDROOM 2

Good size double bedroom.
Rear facing uPVC double-glazed window, radiator. Built in cupboard.

BATHROOM

Laminate wood-effect flooring, chrome towel heater style radiator, uPVC panelling to the walls. Toilet with concealed cistern and push button flush, hand basin with chrome tap, double walk in shower cubicle with fixed glass shower screen and shower fed from the main combi boiler system comprising fixed overhead shower and separate hand held shower, rear facing white uPVC double-glazed window privacy glass.

EXTERNALLY

Occupying an elevated position to the front with sea views over roof tops, steps leading to uPVC double-glazed door.

The property benefits from a nice size rear garden plot which is southwest facing and backs onto lovely greenery. This is an excellent raised plot which could be really lovely bordered by well maintained properties either side.

GENERAL

The property has mostly undergone a modernisation project with plastered walls, modern bathroom, modern



Local Authority
Sunderland

Council Tax Band
A

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