Runcorn

Ryhope

Sunderland

SR2 0BP









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Runcorn

Asking Price £115,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this well maintained two bedroom home occupying a corner plot in Ryhope. With lawned gardens to the front and side, a block paved driveway providing parking for two vehicles and scope to extend the parking area further, the property offers useful outside space alongside a practical internal layout.

ENTRANCE HALL

Double glazed aluminium entrance door. Carpet flooring, radiator and carpeted stairs to the first floor landing. Front facing double glazed window with privacy glass. Under stairs storage cupboard and door leading to the kitchen.

LOUNGE

12'3 x 11'7

Carpet flooring, double radiator and front facing double glazed window. Feature fireplace with quartz hearth and back, incorporating a coal effect gas fire. Sliding doors connect the lounge with the dining room.

DINING ROOM

10'10 x 9'9

Carpet flooring, double radiator and double glazed window overlooking the rear garden. Sliding doors lead to the lounge and a separate door leads to the kitchen.

KITCHEN

9'8 x 6'10

Laminate wood effect flooring, radiator and rear facing white uPVC double glazed window. Modern fitted kitchen comprising a range of cream wall and floor units with complementary laminate work surfaces. Stainless steel single bowl sink with single drainer and Monobloc tap. Integrated electric oven, four ring gas hob with integrated extractor and integrated under bench fridge. A built in cupboard utilises space beneath the stairs and houses a modern combi boiler, with an electric socket and potential space for a further appliance, such as a fridge freezer or dryer. White uPVC double glazed door to the side porch and door to the dining room.

FIRST FLOOR LANDING
Carpeted stairs lead to the landing, with a side facing white uPVC double glazed window and loft hatch. Access to the bedrooms and shower room.

BEDROOM 1
16'0 x 11'4
Measurements taken at the widest points and excluding the depth of the fitted wardrobes.
A particularly large double bedroom with two front facing double glazed windows and a large double radiator beneath the larger window. Fitted wardrobes with sliding doors provide storage and hanging space. The size and window arrangement offer potential to divide the room to create one double and one single bedroom, subject to a suitable layout and any necessary approvals.

BEDROOM 2
10'10 x 9'3
Double bedroom with carpet flooring, radiator and rear facing double glazed window with pleasant views. Fitted wardrobes with sliding doors along one wall provide storage and hanging space.

SHOWER ROOM
6'0 x 5'3
Vinyl wood effect flooring, radiator and walk in double shower cubicle with a fixed glass screen and shower supplied by the main combi boiler system. uPVC cladding to the shower area and tiling to the remainder of the room. White WC with low level cistern and white pedestal wash basin with chrome tap. Rear facing white uPVC double glazed window with privacy glass.

EXTERNALLY
Front and side - A dropped kerb provides access to a block paved driveway suitable for parking two vehicles. The corner plot includes well maintained lawns and shrubs to the front and side, with potential to extend the driveway further. Side access leads to the rear garden.

Rear garden and side porch - A side porch provides access between the kitchen and rear garden. The well maintained garden has a lawn, borders and storage outbuildings. A gate provides access back to the front of the property.





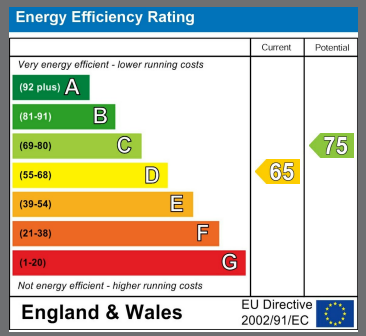






Local Authority
Sunderland

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





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