

Esdale
Ryhope
Sunderland
SR2 0JF



Esdale

£90,000

INTRODUCTION

GREAT LOCATION WITHIN SOUGHT AFTER ESDALE, RYHOPE - 2 BEDROOMS - LARGE LOFT ROOM ACCESSED BY FIXED STAIRCASE

- GENEROUS GARDEN PLOT - POTENTIAL DRIVEWAY TO FRONT
- CONSERVATORY TO REAR - NO CHAIN ...

ENTRANCE PORCH

Vinyl floor, white uPVC double-glazed windows, white uPVC double-glazed door leading into entrance porch, white uPVC double-glazed door leading into the entrance hall.

ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE

Measurements taken at widest points and into alcoves.

Log burning stove, radiator, front facing white uPVC double-glazed bow window, under stairs cupboard. Partially open plan to kitchen/dining room.

KITCHEN

Fitted kitchen with a range of wall and floor units in a grey finish with stainless steel sink, flexible Monobloc tap, 5 ring gas hob, feature extractor chimney in stainless steel finish with matching splash back, integrated double electric oven, built-in cupboard housing the central heating boiler, double radiator, white uPVC double-glazed doors leading to the conservatory, door leading off to rear lobby.

REAR LOBBY

White uPVC double-glazed door leading to rear, door leading off to WC.

W C

Toilet with low level cistern.

CONSERVATORY

No access for measurements but white uPVC double-glazed windows, opaque poly-carbonate roof.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with privacy glass, doors to 2 double bedrooms and bathroom, fixed staircase leading to loft conversion.

BATHROOM

Laminate wood-effect flooring, chrome heater style radiator, white toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel chrome taps, shower fed main hot water system. The walls around the bath are mostly tiled. Rear facing white uPVC double-glazed window with privacy glass.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over garden and neighbouring gardens. Built-in cupboard.

BEDROOM 1

Measurements do not include depth of fitted wardrobes.

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	53	
(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



Good Life Homes - Sales

46 Windsor Terrace Ryhope Road
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

good life 
sales & lettings