

Ravensworth

Ryhope

Sunderland

SR2 0AZ



# Ravensworth

## £169,995

### INTRODUCTION

4 BEDROOM SEMI-DETACHED - LARGER STYLE FAMILY HOME - LARGE CORNER PLOT - DRIVEWAY - HUGE LOUNGE DINING ROOM - MODERN KITCHEN & BATHROOM - WELL PRESENTED THROUGHOUT

### ENTRANCE HALL

Entrance via uPVC double-glazed door. Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, understairs cupboards, 2 doors leading off, 1 to lounge/dining room, 1 to kitchen.

### KITCHEN

Laminate tile effect flooring, radiator, rear facing white uPVC double-glazed window with views over garden. Granite style sink with bowl and a half, single drainer and matching monobloc tap, modern fitted kitchen with a range of wall and floor units in a grey finish with contrasting laminate work surface. Integrated double electric oven, integrated 5 ring gas hob with feature extractor and glass splash back. Space and plumbing for a washing machine, integrated fridge/freezer, external double-glazed door leading to rear garden. Door leading off to separate utility cupboard which has laminate tile effect flooring extended into it and space and plumbing for washing machine, electric socket and uPVC single-glazed window.

### LOUNGE/DINING ROOM

Measurements take at widest points.

A fantastic large open space with laminate wood-effect flooring running throughout, front facing white uPVC double-glazed bay window with double radiator beneath, rear facing white uPVC double-glazed window with single radiator beneath. This room offers ample space for various arrangements of furniture and has the potential to be separated off to 2 individual rooms in the future if new buyers require.

### FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 5 doors leading off, 4 to bedrooms and 1 to bathroom.

### BATHROOM

Vinyl flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome tap and shower feeding off with fixed overhead shower and separate handheld shower. Extractor fan, uPVC cladding to walls.

### BEDROOM 1

Large double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing some storage.

### BEDROOM 2

Also, a double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built in cupboard providing some storage.

### BEDROOM 3

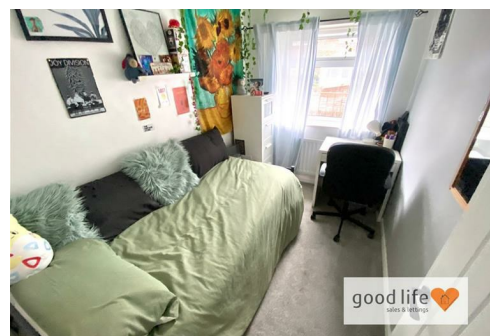
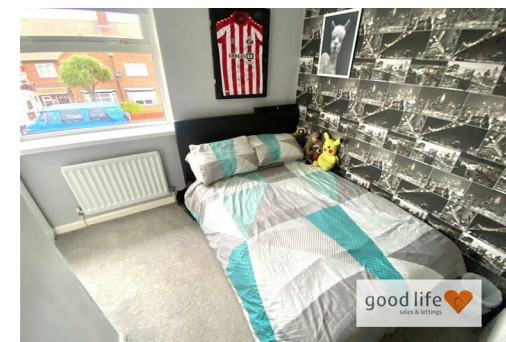
Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a single bedroom.

### BEDROOM 4

Measurements taken at widest points, the room is L-shaped.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing some storage and utilising the space over the stairs. This room actually has a double bed in it.

### EXTERNALLY



Local Authority  
Sunderland

Council Tax Band  
A

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



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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