

Orkney Drive
Ryhope
Sunderland
SR2 0TB



Orkney Drive

£220,000

INTRODUCTION

4 DOUBLE BED LARGE SEMI - LOVELY EXTENSION WITH LANTERN ROOF TO REAR - BEAUTIFUL OUTLOOK ONTO WOODED AREA TO REAR
- MULTI CAR DRIVEWAY & SINGLE GARAGE WITH REMOTE DOOR - VERY WELL PRESENTED INTERNALLY - SPACIOUS WELL PRICED FAMILY HOME - POTENTIALLY AVAILABLE FOR MOVE IN AS EARLY AS SEPT...

ENTRANCE PORCH

Entrance via double-glazed GRP door. Tiled flooring, partially-glazed door leading into entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, radiator concealed behind cover, integral door leading directly into the garage, carpeted stairs to first floor landing, door leading off to the kitchen, door leading off to the lounge.

KITCHEN

Laminate tile effect flooring, radiator, front facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate work surface. White sink with bowl and a half, single drainer and matching monobloc tap. Integrated dishwasher, integrated electric oven, 4 ring gas hob and extractor fan, integrated under bench fridge.

LOUNGE

A Lovely size lounge, measurements taken at the widest points, the room is slightly L shaped.

Carpet flooring, feature fire surround with built in electric plasma style fire, auto remote control blinds, rear facing white uPVC double-glazed window with lovely views over the garden, 2 radiator concealed behind covers. Open plan to a family/garden room extension which was constructed in 2021, and the vendor advises us building regulations approval for.

GARDEN ROOM

A lovely room with lantern roof window/ceiling, stylish laminate wood-effect flooring, tall flat panel double radiator, white uPVC double-glazed windows and white uPVC double-glazed bi-fold doors opening out onto the rear patio and garden. This is a lovely addition to the property and creates an open plan feel to the rear of the house. Recessed lights to ceiling.

FIRST FLOOR LANDING

Loft hatch, 5 doors leading off, 4 to double bedrooms and 1 to bathroom.

BATHROOM

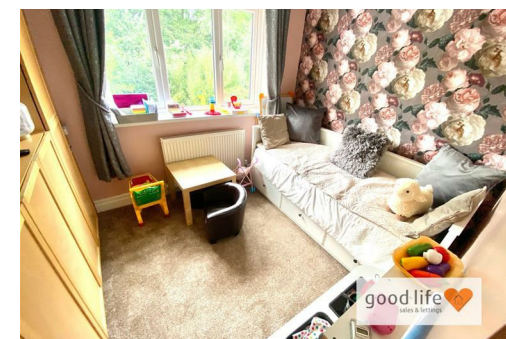
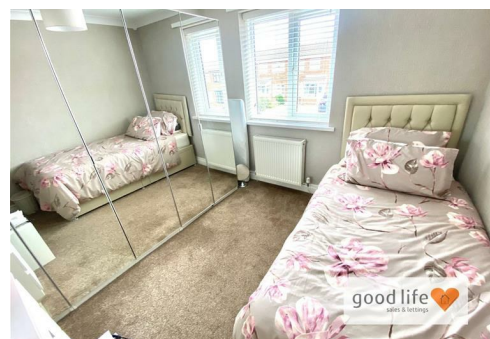
Very large family bathroom with separate bath and shower, tiled flooring with matching tiles to the walls. Bath with chrome tap, quadrant shower cubicle with power jets and fixed overhead shower plus separate handheld shower, toilet built into vanity unit with concealed cistern push button flush also with sink and chrome tap. Extractor fan. Recessed lights to ceiling, side facing white uPVC double-glazed window.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.

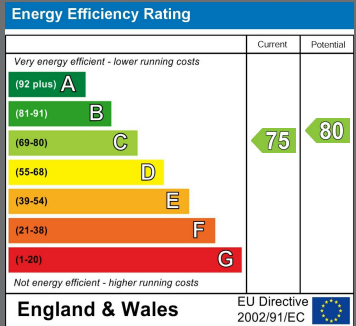
BEDROOM 2

Carpet flooring, double radiator, rear facing white uPVC double-glazed window with lovely views over forested area. Fitted wardrobes providing a good degree of storage and hanging space with matching dressing table and drawers.



Local Authority
Sunderland

Council Tax Band
C



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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