

Markington Drive
Ryhope
Sunderland
SR2 0LB



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Markington Drive

Asking Price £225,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this beautifully presented, extended three bedroom semi-detached home in Ryhope. Ready to move into, the property combines a separate front lounge with an outstanding open plan dining kitchen and family space extending across the full width of the rear.

ENTRANCE PORCH

Accessed through a GRP double-glazed entrance door. Carpet flooring, panelling to waist height, radiator, white uPVC double-glazed side window. Door to the lounge.

LOUNGE

14'3 x 11'6

A lovely-sized lounge with carpet flooring, double radiator, white uPVC double-glazed front window and a wall-mounted plasma fire. Door to the extended dining kitchen and family room.

EXTENDED DINING KITCHEN AND FAMILY ROOM

23'8 x 19'8

A stunning open plan space extending across the full width of the rear, incorporating a formal dining area, fitted kitchen with island and a family seating area overlooking the garden. Stylish ceramic tiled flooring, two vertical designer radiators, recessed ceiling lights and an open plan staircase to the first floor. Two uPVC double-glazed windows, white uPVC double-glazed patio doors to the rear patio and garden, and two double-glazed roof windows with built-in blinds.

The island incorporates storage cupboards and a quartz worktop with an overhang providing breakfast bar seating. The stylish fitted kitchen includes an integrated fridge freezer, oven, combination microwave, four-ring ceramic hob with designer extractor, washing machine and dishwasher. An inset stainless steel sink is complemented by a monobloc tap. Quartz worktops extend along the kitchen, with matching upstands and window sills.

FIRST FLOOR LANDING

Accessed via the open plan staircase from the dining kitchen and family room. Loft hatch, built-in cupboard and doors to three bedrooms and the family bathroom.

PRINCIPAL BEDROOM

11'6 x 9'9

A good-sized double bedroom with carpet flooring, radiator and white uPVC double-glazed rear window. Two built-in cupboards provide useful storage. Door to the en suite.

EN-SUITE

6'1 x 5'6

A beautifully refurbished en suite with stylish tiled flooring, a corner shower enclosure with mains-fed fixed overhead and separate handheld showers, a washbasin set into a vanity unit with chrome tap, and WC with low-level cistern. Extractor fan, recessed ceiling lights, uPVC double-glazed rear window and a flat-panel designer radiator.

BEDROOM 2

10'10 x 10'0

A lovely-sized double bedroom with carpet flooring, radiator and white uPVC double-glazed front window.

BEDROOM 3

9'7 x 8'1

Large enough to accommodate a double bed depending on the arrangement of furniture, or a very comfortable single bedroom. Carpet flooring, radiator and white uPVC double-glazed front window.

BATHROOM

6'8 x 5'6

Vinyl flooring, radiator and a white suite comprising WC with low-level cistern, pedestal washbasin with chrome taps, and panelled bath with chrome taps. Wall tiling to approximately half height, white uPVC double-glazed side window with privacy glass and an extractor fan.

GARAGE

Attached single garage with a manual up-and-over door, electric sockets, lighting and an EV charging point.

EXTERNALLY

Front and Driveway - Immaculately maintained front lawn and a driveway leading to the attached garage, with ample on-street parking available. Side access leads to the rear garden.

Rear Garden - A beautifully landscaped rear garden with a stylish paved patio, artificial lawn and tall fencing to three sides. Raised retaining walls incorporate built-in lighting and gravel chippings. Access is available from the side of the property and directly from the rear extension. External hot and cold tap.



MARKINGTON DRIVE

RYHOPE • SR2

The ground floor plan shows a large Family Zone at the rear with a fireplace. The central area contains the Kitchen/Dining Zone with a kitchen island and a sink. To the left is a Lounge with a fireplace. At the front is an Entrance Vestibule leading into the Lounge. A Garage is located at the front right, accessible via a door from the Lounge and a set of stairs from the Kitchen/Dining Zone.

GROUND FLOOR

The first floor plan features a large Principal Bedroom at the rear with an En Suite. A central Landing provides access to a Bathroom and three bedrooms: Bedroom 2 at the front left, Bedroom 3 at the front right, and a third bedroom (partially obscured) at the rear right. A set of stairs leads up from the Landing to the second floor.

FIRST FLOOR

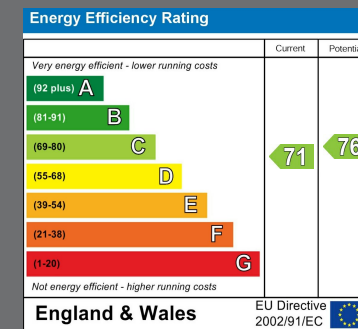
Approx. 44.8 sq metres (482.7 sq feet)

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Please note floor plans are for basic illustration purposes only and should not be relied upon. Property floor plan software has limitations and some details may vary.

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Council Tax Band
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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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