

Shaftesbury Avenue
Ryhope
Sunderland
SR2 0AQ





2 BED SEMI COMPLETELY RENOVATED





Shaftesbury Avenue

Asking Price £139,995

INTRODUCTION

3 BED SEMI-DETACHED - RECENT COMPLETE RENOVATION - SUPERB THROUGHOUT - NEW KITCHEN, BATHROOM, RE-WIRE - FULL NEW CENTRAL HEATING SYSTEM INCL BOILER - UPVC DOUBLE GLAZING
- NEW FLOOR COVERINGS THROUGHOUT - MODERN OPEN PLAN LAYOUT - NO CHAIN AVAILABLE IMMEDIATELY ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet flooring, carpeted stairs to first floor landing, front facing white uPVC double-glazed window, double radiator, understairs cupboard. Door leading off to downstairs wc, door leading off to lounge.

WC

5'1 x 2'7

Stylish tile effect vinyl flooring, stylish cladding to walls and ceiling, white uPVC double-glazed window looking out onto rear lobby, hand basin with chrome tap and storage beneath, toilet with low level cistern.

LOUNGE

12'1 x 11'9

Carpet flooring, radiator, front facing white uPVC double-glazed bow window. Partially open plan to dining kitchen.

DINING KITCHEN

18'2 x 9'9

Beautiful open plan space with the carpet flooring area extending into the natural dining zone and vinyl wood effect flooring in the kitchen area. Brand new fitted kitchen with a range of wall and floor units in a cream finish with wood-effect laminate work surface extending to a breakfast bar area for informal dining if required. Brand new integrated electric oven, new integrated 4 ring gas hob and stylish integrated designer extractor. Stainless steel sink with bowl and a half, single drainer and matching monobloc tap. White uPVC double-glazed window over looking the rear garden, uPVC double-glazed external door leading into rear lobby, vertical flat panel designer style radiator, white uPVC double-glazed patio doors leading out to the south facing rear garden. This is a lovely open plan area which flows seamlessly into the lounge. New central heating boiler located cupboard in the kitchen (as part of a completely new central heating system throughout)



FORMER OUTHOUSE/TASTEFUL UTILITY

9'2 x 6'2

Painted flooring, utility units and kitchen cabinets with work surface above, plumbing for a washing machine, electric sockets and lighting, front facing white uPVC double-glazed window with privacy glass. This would make a great utility space or extra storage space.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

6'0 x 5'5

Vinyl tile effect flooring, stylish tile effect uPVC cladded panels. New bathroom suite comprising of toilet with low level cistern, sink with black tap and waste, bath with panel, black tap with matching black shower and stylish matching shower screen over. Black designer style radiator, rear facing white uPVC double-glazed window with privacy glass.

BEDROOM 1

11'4 x 9'8

Double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window.

BEDROOM 2

11'8 x 10'10

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

BEDROOM 3

11'4 x 8'1

The room is L shaped and measurements taken at the widest points. This is a single bedroom which has been arranged to accommodate a comfortable single bed. Large double radiator, sufficient space for wardrobe and drawers or study area, front facing white uPVC double-glazed window.

EXTERNALLY


Driveway parking for at least 1 possibly more vehicles and the potential to extend the driveway into the front garden even further. Low maintenance front garden with gravel chippings, access to the side via an external door.

The property benefits from a lovely well proportioned rear garden which has partially laid to gravel and with a concrete patio area, and offers lots of potential for further landscaping given its very desirable south facing aspect, which means it enjoys sunshine for the majority of the day weather permitting.



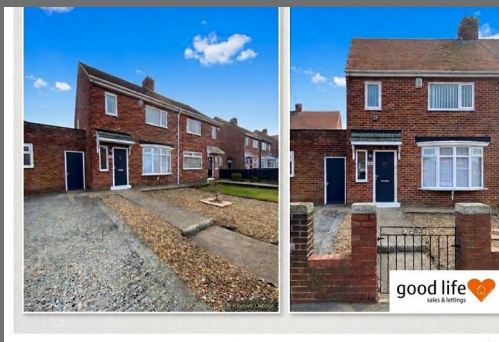
Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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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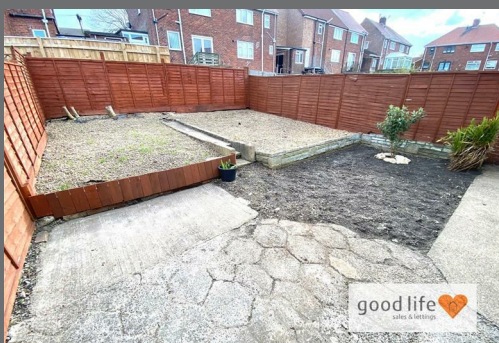
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