

Marina Terrace

Ryhope
Sunderland
SR2 0PB



Marina Terrace

£149,995

INTRODUCTION

EXTENDED 3 BEDROOM SEMI-DETACHED - LARGE REAR GARDEN PLOT - EXTENDED KITCHEN TO REAR/SIDE - NEW ROOF - WELL PRESENTED THROUGHOUT - VILLAGE LOCATION - LONG LEASEHOLD 900+ YEARS ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, side facing white uPVC double-glazed window, understairs cupboard providing storage. Door leading off to reception room 1.

RECEPTION ROOM 1

Measurements taken at widest point and into bay. Carpet flooring, vertical double flat panel radiator, front facing white uPVC double-glazed bay window. Door leading to entrance hall, open plan double door opening into reception room 2 or dining room.

RECEPTION ROOM 2

Measurements taken at widest points. Carpet flooring, double radiator, white uPVC double-glazed window with lovely views over the rear garden, double door opening to reception room 1, door leading off to extended kitchen.

EXTENDED KITCHEN

Measurements taken at widest points. Benefiting from a kitchen extension which creates an extra 70 sq ft compared to the original layout. This lovely room has laminate wood-effect flooring, 2 white uPVC windows, side and rear facing, allowing lots of light into the space, white uPVC double-glazed door leading out to rear patio and garden beyond. Well organised fitted kitchen positioned mostly in the extended space comprising a range of wall and floor units with contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor in stainless steel finish, space and plumbing for a washing machine, space for a tall fridge/freezer, stainless steel sink with single bowl, single drainer and flexible monobloc tap. Breakfast bar for informal dining although there is sufficient space within the kitchen to accommodate table and chairs also. Recessed lights to ceiling.

FIRST FLOOR LANDING

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

BATHROOM

Laminate wood-effect flooring, rear facing white uPVC double-glazed window with privacy glass. Modern bathroom suite comprising toilet and sink built into vanity unit with chrome tap, concealed cistern and push button flush and drawer storage beneath the sink, bath with panel, chrome taps, folding glass shower screen over and shower fed from the main hot water system. Recessed lights to ceiling, extractor fan, chrome towel heater style radiator. The bathroom is tiled in its entirety.

BEDROOM 1

Double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with a good degree of storage and hanging space. This is a good size double bedroom.



Local Authority
Sunderland

Council Tax Band
B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

good life 
sales & lettings