

Garesfield
Ryhope
Sunderland
SR2 0EQ





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Garesfield

Asking Price £275,000

INTRODUCTION

4 BEDROOM DETACHED HOME - TRIPLE DRIVEWAY PARKING TO FRONT - GARAGE - EN SUITE TO MASTER BEDROOM - RECENTLY UPDATED THROUGHOUT - BEAUTIFULLY PRESENTED - OUTSTANDING READY TO MOVE INTO OPPORTUNITY ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet flooring, flat panel designer style radiator, side facing white uPVC double-glazed window, carpeted stairs to first floor landing. Door leading off to WC, door leading off to lounge/dining room.

WC

7'2 x 2'8

Measurements taken at widest points.

Stylish tiled flooring, complementary tiling to the walls to half height, toilet with concealed cistern with push button flush, double radiator, hand basin with chrome tap, side facing white uPVC double-glazed window with privacy glass, recessed lights to ceiling. Consumer unit.

LOUNGE/DINING ROOM

25'7 x 13'5

Measurements taken at widest points.

A lovely large through room with carpet flooring, front facing white uPVC double-glazed windows with fitted shutters, rear facing white uPVC double-glazed doors with fitted blinds, 2 radiators. Door leading off to the kitchen.

KITCHEN

13'4 x 8'0

Recently renovated, this is a lovely kitchen with acrylic work surfaces including sink with Monobloc tap and matching upstands. Stylish modern kitchen with a range of wall and floor units in contrasting colours with double integrated Bosch oven with integrated combination Bosch microwave, 4 ring Bosch induction ceramic hob, integrated dishwasher, integrated under bench fridge. Recessed lights, under cupboard lighting, internal door leading off to garage.

FIRST FLOOR LANDING

Concealed lighting on the staircase. 2 Built in cupboards 1 with hot water storage tank, 5 doors leading off, 4 to bedrooms and 1 to bathroom.

BATHROOM

6'6 x 5'5

Also recently renovated, lovely bathroom, with stylish tiling choices to floor and wall with feature wall, white suite comprising, toilet with concealed cistern and push button flush, sink built into drawer unit with chrome tap, bath with panel, separate showerhead attachment including fixed overhead water fall style shower. Stylish lighting to ceiling, LED mirror, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass.

BEDROOM 1

11'3 x 9'9

Carpet flooring, radiator, front facing white uPVC double-glazed window. Quality fitted bedroom furniture either side of the bed with a good degree of storage and hanging space and matching drawer unit. Door leading off to en-suite.

EN-SUITE

7'2 x 3'9

Also recently refurbished with double walk in shower with fixed glass shower screen and overhead shower, toilet with concealed cistern and push button flush, sink built into drawer unit with chrome tap. Chrome mirrored designer style radiator, side facing white uPVC double-glazed window with privacy glass, extractor fan. Stylish LED lighting to ceiling.

BEDROOM 4

7'2 x 6'7

Carpet flooring, radiator, front facing white uPVC double-glazed window. This would accommodate a single bed or make a great home office.

BEDROOM 2

17'9 x 8'0

A huge bedroom which has current owners have split into 2 areas, 1 area which accommodates a large double bed and another area which comprises a dressing area with built in wardrobes and matching dressing table, front facing white uPVC double-glazed window. A very impressive room.

BEDROOM 3

9'9 x 9'9

A good size double bedroom.

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with elevated views including out to sea over roof tops.

GARAGE

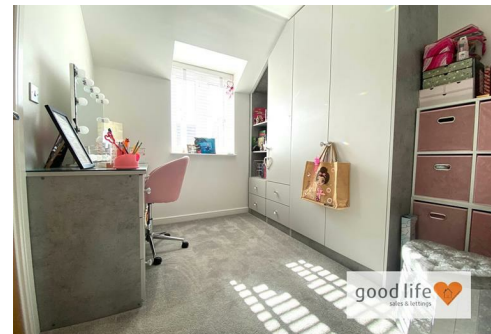
18'6 x 8'0

Lovely size garage which doubles up to utility area to the rear. Manual up and over garage door, GRP double-glazed door providing direct access to the garden. Built in work bench is situated to the rear of the garage which accommodates a washing machine and dryer, wall mounted central heating boiler and additional space for an American style fridge/freezer. Being accessible directly from the kitchen makes the garage a really useful family space.

EXTERNALLY

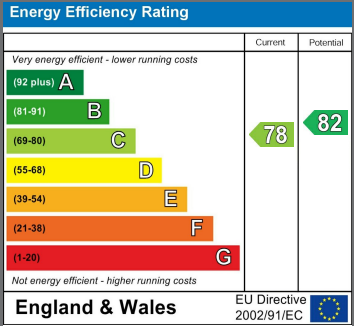
Block paved driveway large enough to accommodate parking for 3 vehicles plus on street parking leading to integrated attached garage.

The property benefits from a really well-maintained rear garden with patio area immediately adjacent to the house, large area of additional paving which leads to a garden shed and expanse well maintained lawn. Perimeter fencing to 3 sides.



Local Authority
Sunderland

Council Tax Band
D



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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