

Colin Terrace  
Ryhope  
Sunderland  
SR2 0RE





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COLIN TERR.



## Colin Terrace

Asking Price £150,000

### INTRODUCTION

LARGER PERIOD STYLE 2 DOUBLE BED SEMI - RYHOPE VILLAGE LOCATION - 2 DOUBLE BEDROOMS & BATHROOM ON 1ST FLOOR - 2 RECEPTION ROOMS ON GROUND FLOOR - LOVELY LOCATION WELL PRESENTED THROUGHOUT - NO CHAIN - SENSIBLY PRICED ...

### ENTRANCE HALL

Entrance via uPVC double-glazed door. Laminate flooring, side facing white uPVC double-glazed window, carpeted stairs first floor landing. Door leading off to lounge, door leading off to reception room 2.

### LOUNGE

16' x 13'4

Measurements taken at widest points and into bay. Carpet flooring, front facing white uPVC double-glazed bay window with fitted radiator beneath, lovely chimney breast with cast iron fireplace, tiled hearth with what the vendor advises us is a an open fire for use with logs etc etc. This is a lovely spacious room which would accommodate most arrangements of furniture.

### RECEPTION ROOM 2

14'9 x 10'4

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the garden, built-in cupboard utilizing space under the stairs and providing additional storage, additional built-in cupboard to 1 side of the chimney breast providing additional storage. Door leading off to entrance hall, door leading off to kitchen.

### KITCHEN

17'9 x 7'0

Measurements taken at widest points. Vinyl wood-effect flooring, radiator, 2 white uPVC double-glazed windows overlooking the rear garden. Fitted kitchen with a range of wall and floor units in an oak style finish with contrasting laminate work surface. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space and plumbing for a washing machine, integrated 4 ring ceramic hob and integrated extractor, integrated double electric oven, integrated dishwasher and integrated under bench fridge and freezer. To the rear of the kitchen is a door leading to the rear lobby. Matching kitchen cupboard which houses the Combi boiler.

## REAR LOBBY

Vinyl wood-effect flooring, white external uPVC double-glazed door with built-in cat flap leading to rear garden, door leading off to WC.

## WC

4'0 x 2'5

Vinyl wood-effect flooring, toilet with mid level cistern.

## FIRST FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BEDROOM 1

16'0 x 11'0

Measurements include depth of fitted wardrobes. Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space and matching built-in drawers. This is a large double bedroom.

## BEDROOM 2

11'7 x 10'7

Another large double bedroom. Carpet flooring, radiator, built-in cupboard, rear facing white uPVC double-glazed window.

## BATHROOM

7'5 x 6'3

Vinyl tile-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Coloured bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and taps, bath with panel and taps, separate shower cubicle with electric shower. The walls are partially tiled, loft hatch.

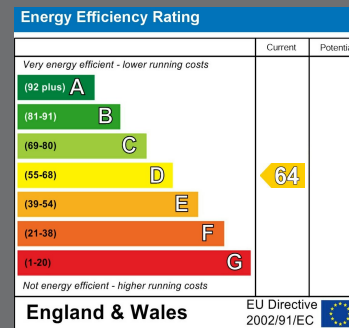
## EXTERNALLY

Wrought iron gates providing potential access to block paved driveway although the main kerb leading from the rear has not been "dropped" lawn front garden, access down the side of the property to the rear. Has an area laid to grass, perimeter fencing providing a degree of privacy, block paved pathway with access down the side of the property to the front.



Local Authority  
Sunderland

Council Tax Band  
B



**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

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