

Ryhope Road
Grangetown
Sunderland
SR2 9SS



Ryhope Road

£175,000

INTRODUCTION

MODERNISED 3 BED MID LINK - VERY WELL PRESENTED THROUGHOUT - FREEHOLD - GARAGE - STYLISH MODERN KITCHEN - FABULOUS EXTENDED BATHROOM - 3rd BEDROOM SUITABLE FOR NURSERY/HOME OFFICE ...

ENTRANCE PORCH

White uPVC double-glazed windows, vinyl tile effect flooring, GRP double-glazed door leading to entrance hall.

ENTRANCE HALL

LVT tile effect flooring, stylish column radiator, built in cupboard which provides useful storage, impressive staircase leading to the first floor including bespoke wrought iron spindles and bespoke carpet flooring with edging. Door leading off to WC, door leading to dining kitchen.

W C

Tile effect LVT flooring, stylish panelling to half height, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, hand basin with gold style tap and storage beneath.

DINING KITCHEN

A lovely modern kitchen with a range of wall and floor units in a contrasting colour with laminate work surface, ceramic sink with single bowl, single drainer and gold effect tap, 4 ring ceramic hob, feature extractor chimney with glass splash back, space and plumbing for a washing machine, integrated oven, integrated microwave and space for double fridge/freezer, built in cupboard housing the combi boiler. White uPVC double-glazed window which overlooks the rear patio and driveway, GRP double-glazed door leading directly the patio, door leading off to the lounge dining room.

LOUNGE/DINING ROOM

A lovely large spacious room.

Carpet flooring running through, 2 white uPVC double-glazed windows, front and back, and 2 radiators sat beneath providing heat to the space. Media style wall in the chimney breast with space for a flat screen TV and plasma style electric fire with remote control.

FIRST FLOOR LANDING

Front facing white uPVC double-glazed window, loft hatch (the client advises us the loft is partially bordered for useful storage) 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1

Good size double bedroom.

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

BEDROOM 2

Another large double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

BEDROOM 3

The room is L-shaped and measurements taken at widest points.

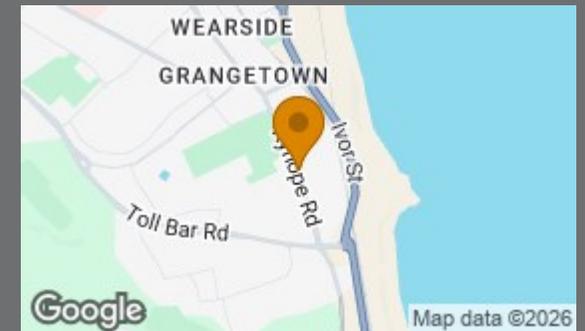
This is a smaller third bedroom but large enough to fit a bed or cot or equally would make a great dedicated home office. This room was originally a larger single bedroom but a partition wall was extended into this room to create more space in the very spacious bathroom and could be returned back to the original layout by the new owners, or alternatively there is an additional wall shared with bedroom 2 which could be extended by another 2ft 6" approx. to provide additional space if necessary.



Local Authority
Sunderland

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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



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