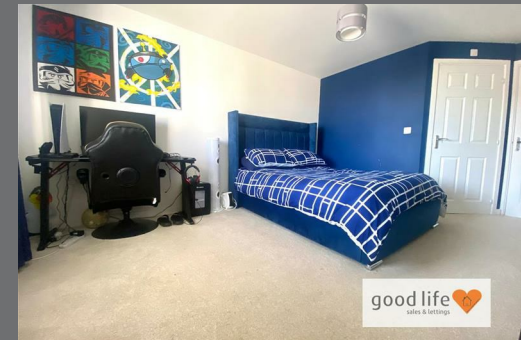


Wilshire Close  
Ryhope  
Sunderland  
SR2 0FD





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## Wilshire Close

# Offers In The Region Of £220,000

### INTRODUCTION

LARGER STYLE 4 BED TOWN HOUSE - SEMI-DETACHED - SPLIT LEVEL TO REAR - FAB DINING KITCHEN ON FIRST FLOOR - SEPARATE UTILITY CUPBOARD - FLEXIBLE DOUBLE BEDROOM WITH EN SUITE - BEDROOMS 2 & 3 SHARE BATHROOM - BEAUTIFUL LANDSCAPED REAR GARDEN LEADING OFF KITCHEN - AMPLE DRIVEWAY TO FRONT...

### ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, carpeted stairs first floor landing. Door leading off to bedroom 1.

### BEDROOM 1

16'0 x 11'5

Large double bedroom with en suite facility.

Carpet flooring, double radiator, front facing white uPVC double-glazed window, large built in cupboard providing useful storage and hanging space and door leading off to en suite. This room enjoys a very versatile use in this house style and can be used as a ground floor master bedroom with en suite or as a good size double bedroom for an elderly or disable relative who requires the ground floor living or it could be made a fabulous large office with dedicated en suite facility.

### EN SUITE

6'8 x 5'5

Vinyl tile effect flooring, radiator, toilet with low level cistern, double shower cubicle with shower fed from the main hot water system, sink with single pedestal and chrome tap. Extractor fan.

### FIRST FLOOR LANDING

Large built-in cupboard, side facing white uPVC double-glazed window. 2 doors leading off to, kitchen/dining room and lounge.

### DINING KITCHEN

15'0 x 11'0

Measurements taken at widest points. Very generous room.

Vinyl tile effect flooring, good quality fitted kitchen with a range of wall and floor units in an off high gloss finish with contrasting laminate wood-effect work surfaces. Stainless steel sink with bowl and a half, single drainer and Monobloc tap. Central heating boiler contained within a matching cupboard, integrated dishwasher, integrated electric oven, 4 ring gas hob, extractor fan, integrated fridge/freezer. Large double radiator provides heat to the space, white uPVC double-glazed window with views over the garden, white uPVC double-glazed patio doors lead out directly to the garden and patio beyond. Built in utility cupboard providing convenient space for washing machine and dryer plus additional workshop and shelving for useful storage, the utility cupboard also has a radiator fed from the main heating system, extractor fan, all of which work together to reduce the likelihood of condensation.

## LOUNGE

15'0 x 12'9

Lovey size lounge.

Laminate wood-effect flooring, open plan staircase to second floor, large double radiator, white uPVC double-glazed doors with Juliet balcony offering sea views over the roof tops to the front, white uPVC double-glazed window. This is a good size lounge and would accommodate most arrangements of furniture.

## SECOND FLOOR LANDING

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

## BEDROOM 2

14'10 x 9'7

Good size double bedroom.

Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows with elevated views including views of the sea over the roof tops and of St Pauls church spire. This room has a built in cupboard and natural recess which is suitable for wardrobes and door leading off to shared en suite/bathroom.

## EN SUITE/SHARED BATHROOM

7'5 x 7'3

Tile effect vinyl flooring, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap, radiator. 3 doors leading off, 1 to landing, 1 to bedroom 2 and 1 to bedroom 3.

## BEDROOM 3

9'2 x 8'6

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Door leading into bathroom (Jack and Jill arrangement.) This is a decent size double bedroom.

## BEDROOM 4

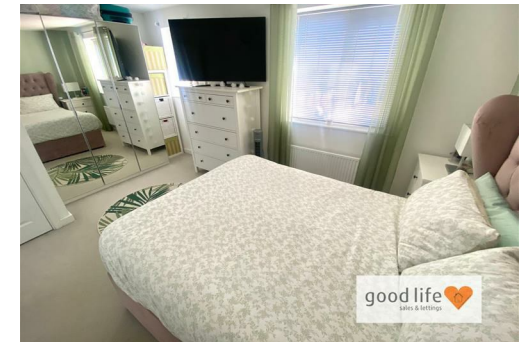
9'2 x 6'1

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a decent size single bedroom.

## EXTERNALLY

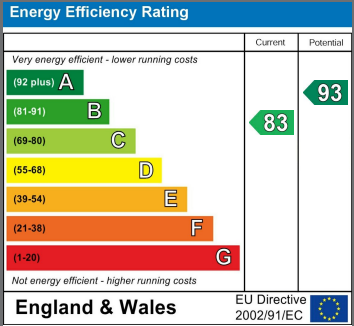
Driveway parking for at least 1 vehicle with the potential to extend further to the side. Gate to the side of the property leading to the rear. Occupying a prominent position at the end of a cul de sac.

The property enjoys a lovely low maintenance garden which has stylish paved patio immediately adjacent to the house, immaculate area of artificial lawn and step up to raised decked patio which is positioned to take full advantage of the sunny aspect. There are steps to the side of the garden leading down to the front of the house. Please note that one of the reasons that this particular house style is so large is it is split level and enjoys accommodation over ground, first and second floor.

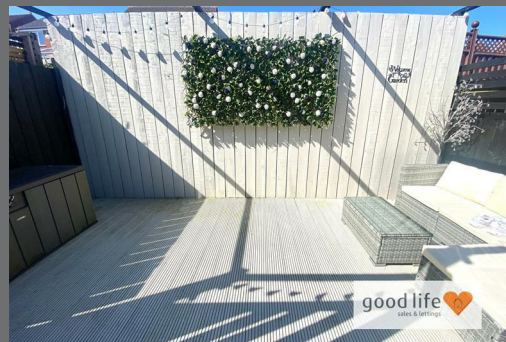


Local Authority  
Sunderland

Council Tax Band  
C



**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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