

Garesfield
Ryhope
Sunderland
SR2 0EQ



good life 
sales & lettings

Garesfield

£245,000

INTRODUCTION

STUNNING 3 BED DETACHED HOME IN CUL DE SAC POSITION - GORGEOUS REAR GARDEN PLOT WITH SOUTH FACING ASPECT

- QUALITY LVT HERRING BONE FLOORING TO GROUND FLOOR

- MASTER BED WITH EN SUITE - STYLISHLY PRESENTED THROUGHOUT - GARAGE & DRIVEWAY - GREAT LOCATION ...

ENTRANCE HALL

Entrance via double-glazed door. Quality LTV Amtico flooring in herringbone pattern flowing through the ground floor, radiator, carpeted stairs to first floor landing. Door leading off to WC, door leading off to kitchen, door leading off to lounge. Alarm key pad.

KITCHEN

LVT flooring, front facing white uPVC double-glazed window. Quality fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting wood-effect laminate work surfaces. Granite style sink with bowl and a half, single drainer and flexible tap, integrated fridge/freezer, integrated dishwasher, electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, integrated washing machine. Radiator, recessed lights to ceiling, TV Ariel point. Space for table and chairs.

W C

LVT flooring, toilet with concealed cistern and push button flush, hand basin with chrome tap, radiator, front facing white uPVC double-glazed window with privacy glass, extractor fan. Electric consumer unit.

LOUNGE

Impressive LVT flooring continued from the hall, kitchen and WC throughout the lounge. 2 radiators, built-in under stairs cupboard providing storage, white uPVC double-glazed window facing out to the rear, white uPVC double-glazed patio doors leading out to rear patio and garden.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window with pleasant views, loft hatch with pull down ladders and floored out loft providing useful additional storage space. Built-in airing cupboard housing the hot water tank, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

PRINCIPAL BEDROOM

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Door leading off to en suite.

EN SUITE

Vinyl tile-effect flooring, radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, double shower cubicle with sliding glass doors and shower fed from main hot water system. The shower is completed in a tasteful ceramic tile which continues behind the sink and toilet.

BEDROOM 3

Carpet flooring, radiator, rear facing white uPVC double-glazed window. A good size single bedroom.

BEDROOM 2

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.



Local Authority

Council Tax Band

D

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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

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