

Lindisfarne
Ryhope
Sunderland
SR2 0JQ



good life
sales & lettings



Lindisfarne

£159,995

INTRODUCTION

CONSIDERABLY EXTENDED TO SIDE & REAR - 2 DOUBLE BED SEMI - POTENTIAL TO CONVERT TO A 3 BED - LARGE GARAGE WITH HIGH ACCESS - FABULOUS EXTENDED REAR DINING/FAMILY/KITCHEN SPACE- POTENTIAL FOR MULTI-CAR DRIVEWAY - LOW MAINTENANCE REAR GARDEN - DOWNSTAIRS WC - GREAT LOCATION ON BURDON LANE.

ENTRANCE PORCH

Entrance via GRP double-glazed door. Laminate wood-effect flooring, front facing white uPVC double-glazed window, door leading into open plan lounge.

OPEN PLAN LOUNGE

Measurements taken at widest points

Lovely spacious open plan lounge large enough to accommodate most arrangements of furniture.

Carpet flooring, under floor heating, feature fire surround in a stone effect finish with granite hearth and back and built in electric fire, open plan staircase to first floor landing. Partially-glazed door leading to extended kitchen/dining room.

DINING KITCHEN

Incredible open plan extended space with stylish LVT flooring, underfloor heating, 2 double-glazed wooden framed roof lights allowing extra light into the space in addition to the uPVC double-glazed window and uPVC double-glazed patio doors which lead out to the rear. Quality fitted kitchen with a range wall and floor units in contrasting colours with laminate work surfaces, breakfast bar, 4 bar stools. Stainless steel sink with circular bowl, matching drainer and flexible monobloc tap. Integrated electric oven, integrated microwave, integrated 4 ring ceramic hob and feature extractor chimney, integrated under bench fridge and freezer, Large integrated cupboard housing combi boiler and controls for under floor heating. Ample space for a dining table and chairs and potentially further lounge sofa. Recessed lights to ceiling, door leading off to integral garage, door leading off to WC.

W C

Continuation of the LVT flooring from the dining kitchen, hand basin with chrome tap and storage cupboard beneath, toilet with low level cistern, Extractor fan.

FIRST FLOOR LANDING

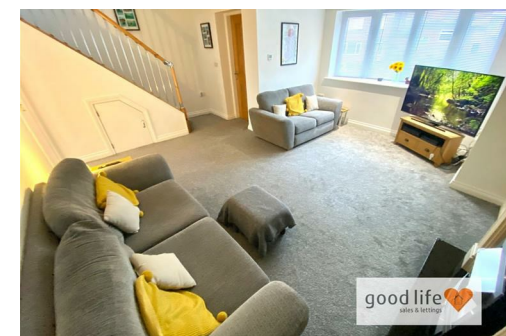
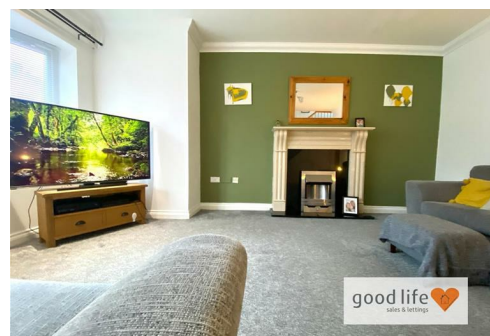
Side facing white uPVC double-glazed window with elevated sea views over the roof tops, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BATHROOM

Tiled with matching stylish wall tiles, white bathroom suite comprising of toilet with concealed cistern and push button flush with built in hand basin and chrome tap, white bath with panel, glass shower screen over and chrome taps, separate shower fed from the main combi boiler system comprising fixed overhead shower and separate hand held shower. Rear facing white uPVC double-glazed window privacy glass, chrome towel heater style radiator. Recessed lights to ceiling.

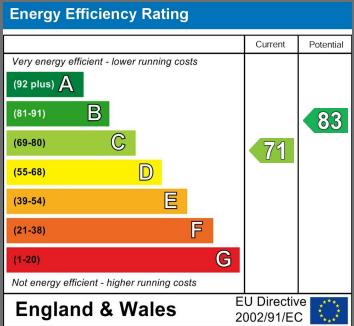
BEDROOM 2

Good size double bedroom. Carpet flooring, double radiator, rear facing white uPVC double-glazed window with some elevated sea views over roof tops.



Local Authority
Sunderland

Council Tax Band
A



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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