

Bankside Close

Ryhope  
Sunderland  
SR2 0AN



# Bankside Close

£195,000

## INTRODUCTION

SUPERB 3 BED SEMI-DETACHED - DOUBLE DRIVEWAY - CONVERTED FORMER GARAGE INTO ADDITIONAL ROOM - LARGE CONSERVATORY TO REAR - EN SUITE TO MASTER BEDROOM - BEAUTIFULLY PRESENTED & UPDATED THROUGHOUT - GORGEOUS REAR GARDEN PLOT WITH PRIVATE ASPECT - ONE OF THE FINEST EXAMPLES OF ITS TYPE ...

## ENTRANCE PORCH

Entrance via GRP double-glazed door. Laminate tile effect flooring, side facing white uPVC double-glazed window. Door leading off to lounge, door leading off to TV room.

## TV ROOM

Property converted from what was originally the garage, the TV room is a lovely additional living space comprising, carpet flooring, large double radiator, front facing white uPVC double-glazed window. The room has versatile use and is perfect for that additional space families often need.

## LOUNGE

Good size lounge. Carpet flooring, doubler radiator, front facing white uPVC double-glazed window. Feature fire surround with quartz hearth and back and built-in electric fire. Door leading internal hallway, double door opening into the dining room.

## DINING ROOM

Carpet flooring, radiator. Double door opening leading into lounge, door leading off to internal hallway, uPVC double-glazed bi-fold doors leading into large conservatory.

## CONSERVATORY

Laminate wood-effect flooring, under floor electric heating, opaque-polycarbonate roof, white uPVC double-glazed windows with lovely views over the garden and white uPVC double-glazed doors leading directly out onto the rear garden. Large enough to accommodate most arrangements of furniture.

## INTERNAL HALLWAY

Door leading to lounge, door leading off to dining room, door leading off to WC and door leading off to kitchen, staircase leading to the first floor.

## W C

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, hand basin with chrome tap and built storage cupboard beneath in high gloss finish.

## KITCHEN

Laminate wood-effect flooring, double radiator, white uPVC double-glazed window with lovely views over rear garden (see photos) modern fitted kitchen with a range of wall and floor units in a white high gloss finish with natural wood work surfaces, stylish ceramic with Monobloc tap, integrated electric oven, 4 ring induction hob with integrated extractor. Integrated fridge/freezer, integrated dishwasher, integrated washing machine. The kitchen is particularly well organised. Double-glazed door leading to side and rear of the property.

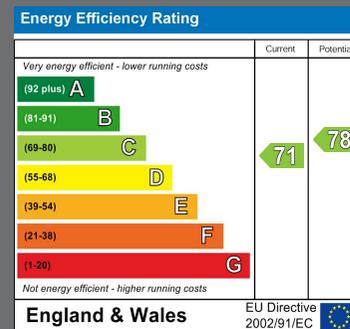
## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window on the stairs. Large double cupboards providing useful storage and the location of the hot water tank. Loft hatch, 4 doors leading off, 1 to bathroom and 3 to bedrooms.



Local Authority  
Sunderland

Council Tax Band  
D



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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