

Kedleston Close  
Ryhope  
Sunderland  
SR2 0DD



# Kedleston Close

£195,000

## INTRODUCTION

3 DOUBLE BEDROOM DETACHED HOME - EN SUITE TO MASTER BEDROOM - DRIVEWAY & GARAGE - GENEROUS GARDEN PLOT - GREAT LOCATION (SET BACK) - NO CHAIN - ATTRACTIVELY PRICED...

## ENTRANCE VESTIBULE

Entrance via double-glazed door. Carpet flooring, radiator. Door leading off to lounge.

## LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed part bay window with pleasant views. Door leading off to entrance vestibule, door leading off to inner hallway.

## INTERNAL HALLWAY

Radiator, WC, carpeted stairs to first floor landing. Door leading off to dining room, door leading off to the kitchen.

## DINING ROOM

The dining room shares a wall with the lounge and also the kitchen and offers the potential to remove either one of these walls to create a more open plan layout in the future should someone require this. Carpet flooring, radiator, white uPVC double-glazed doors leading out and with views of the rear garden and patio.

## W C

Vinyl wood-effect flooring, radiator, white toilet with low level cistern, handbasin with chrome taps. Extractor fan.

## KITCHEN

Vinyl wood-effect flooring, radiator, rear facing white uPVC double-glazed window, double-glazed door which leads out to rear patio and garden. Fitted kitchen with a range of wall and floor units in a black finish with complementary laminate work surface. Integrated electric oven, 4 ring gas hob and integrated extractor, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space tall fridge/freezer. Wall mounted Combi boiler.

## FIRST FLOOR LANDING

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

## MASTER BEDROOM

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views. Door leading off to en suite.

## EN SUITE

Vinyl wood-effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, double shower cubicle with shower fed from the main hot water system. The walls within the shower are finished ceramic tile which continues to half height around the toilet and hand basin.

## BEDROOM 2

Also a double bedroom.

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

## BEDROOM 3

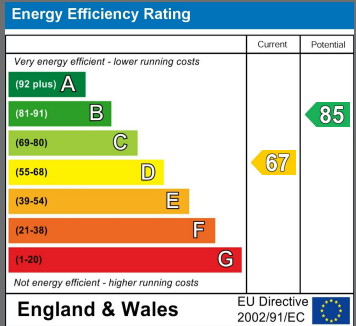
Also a double bedroom.

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



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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