



Ravensworth, Ryhope, Sunderland

Offers in the Region of £139,995

EXTENDED & VERY WELL PRESENTED

LARGE CORNER PLOT WITH POTENTIAL FOR EXTENDED DRIVEWAY PARKING OR EXTENDED GARAGE

GROUND FLOOR EXTENSION INCLUDES KITCHEN, LARGE SEPARATE UTILITY & PART GARAGE

2 DOUBLE BEDROOM + LOFT ROOM SEMI-DETACHED HOME

EPC RATING D

POTENTIAL TO SPLIT LARGE FRONT BEDROOM INTO 2

EXTENDED & VERY WELL PRESENTED - 2 DOUBLE BEDROOM + LOFT ROOM SEMI-DETACHED HOME - LARGE CORNER PLOT WITH POTENTIAL FOR EXTENDED DRIVEWAY PARKING OR EXTENDED GARAGE - GROUND FLOOR EXTENSION INCLUDES KITCHEN, LARGE SEPARATE UTILITY & PART GARAGE - POTENTIAL TO SPLIT LARGE FRONT BEDROOM INTO 2 BEDROOMS..... Good Life Homes are delighted to bring to the market a very well presented extended home offering versatile family accommodation. Benefitting from a large single storey extension to the side and rear, the internal layout offers generous space comprising; large lounge through dining room, kitchen, separate utility or second kitchen. The second kitchen has been extended into the garage space and a partition wall could be retained or removed depending on whether new owners require more garage space or more utility space. On the second floor there is a bathroom and two double bedrooms. The very large front double bedroom is often split to create an additional bedroom in this larger style of property and presents an opportunity for future flexibility. There is also a substantial pull down loft ladder in bedroom 2 allowing access to a double converted loft room (see photos). The large garden plot provides an impressive frontage to the property and offers additional opportunity for extending or driveway parking. Well presented throughout, viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

ENTRANCE PORCH

Entrance via uPVC double-glazed door. Carpet flooring, white uPVC double-glazed windows, white uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor, radiator, alarm key pad, central heating thermostat, understairs cupboard, door leading off to lounge.

LOUNGE/DINING ROOM 22' 5" x 15' 0" (6.83m x 4.57m)

Measurements taken at widest points. Lovely open plan space comprising; lounge and open plan dining area. Front facing white uPVC double-glazed bow window, feature fire surround with granite hearth and back and built-in gas fire. Recessed lights to the ceiling in the lounge and dining area, white uPVC double-glazed sliding doors leading out to the rear garden. Double radiator in the lounge area, further double radiator in the dining area. Door leading off to the kitchen.

KITCHEN 12' 0" x 8' 3" (3.65m x 2.51m)

Forming part of an extension to the original property and running adjacent to the dining room. The kitchen comprises; tiled flooring, double radiator, rear facing white uPVC double-glazed window. Range of wall and floor units in a high gloss finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob, feature extractor chimney in stainless steel finish. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space for tall fridge/freezer, white uPVC double-glazed door leading to the side of the property and door leading to utility room.

UTILITY ROOM 8' 7" x 8' 4" (2.61m x 2.54m)

Tiled flooring, side facing white uPVC double-glazed window with privacy glass. Almost a secondary kitchen with wall and floor units in a white finish with contrasting laminate work surface. Additional stainless steel sink with single bowl, single drainer and matching tap. Space and plumbing for a washing machine, wall mounted modern Combi boiler. Built-in cupboard for additional storage.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, recessed lights, 3 doors leading off, 2 to bedrooms and 1 to bathroom.



BATHROOM 6' 0" x 5' 5" (1.83m x 1.65m)

Tiled flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel, glass shower screen over, chrome taps, and separate shower fed from the main Combi boiler system. The ceiling is finished in uPVC cladding with recessed lights.

BEDROOM 1 16' 0" x 11' 2" (4.87m x 3.40m)

Measurements taken at widest points but do not include depth of fitted wardrobes. Very large front double bedroom. 2 white uPVC double-glazed windows and it is not unusual for properties of this type to have this room spilt into 2 bedrooms (1 single and 1 double) built-in cupboard providing storage. Fitted wardrobes running the length of 1 wall providing a good degree of storage and hanging space.

BEDROOM 2 11' 8" x 11' 0" (3.55m x 3.35m)

Large double bedroom with carpet flooring, radiator, rear facing white uPVC double-glazed window. Loft hatch with pull down ladders providing access to a converted loft room.

LOFT ROOM 15' 9" x 13' 3" (4.80m x 4.04m)

A lovely, converted loft room with carpet flooring, double radiator, electric sockets and recessed lighting. Wooden framed double-glazed Velux style roof light. The loft room offers versatile use with easy access with pull down ladders from bedroom 2.

EXTERNALLY

Driveway parking for at least 1 vehicle leading to attached garage. Large garden to the front and side of the property which provides further opportunity for parking or cultivation. Wrought iron gates leading onto driveway and wrought iron gate leading to pathway. The property benefits from a large front and side garden well maintained with opportunities to extend the driveway further and well maintained garden to the rear.



