



Rowell Close, Ryhope, Sunderland

Offers in the Region of £125,000

SPACIOUS 3 BEDROOM END LINK HOME

LARGE COMBINED LOUNGE/DINING SPACE

3 DOUBLE SIZE BEDROOMS

NICE ASPECT TO THE REAR OVER OPEN GROUND

EPC RATING D

BATHROOM WITH BATH + SEPARATE SHOWER CUBICLE

SPACIOUS 3 BEDROOM END LINK HOME - NICE ASPECT TO THE REAR OVER OPEN GROUND - LARGE COMBINED LOUNGE/DINING SPACE - 3 DOUBLE SIZE BEDROOMS - BATHROOM WITH BATH + SEPARATE SHOWER CUBICLE - ON STREET PARKING ... Good Life Homes are delighted to bring to the market a spacious 3 double bedroom family home in a popular location. Briefly comprising; entrance porch, large open plan lounge dining room, downstairs WC, kitchen, 3 bedrooms and bathroom, front and rear gardens. 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 you won't pay us anything 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 white uPVC double-glazed door. Tiled flooring, white uPVC laminate windows, partially-glazed door leading off to lounge/dining room.

LOUNGE/DINING ROOM 21' 6" x 16' 4" (6.55m x 4.97m)

Lovey large open plan space with laminate wood-effect flooring, large double radiator, 2 single radiators, front facing white uPVC double-glazed window in the lounge, white uPVC double-glazed window in the dining area. Open plan staircase to first floor landing, door leading off to kitchen and door leading off to rear porch.

KITCHEN 10' 2" x 8' 8" (3.10m x 2.64m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views over the rear garden and open lands to the rear. Fitted kitchen with a range of wall and floor units in a white finish with contrasting wood-effect laminate work surfaces. Space for tall fridge/freezer, space for tumble drier, space and plumbing for a washing machine, circular stainless steel sink with matching drainer and Monobloc tap. Cupboard with boiler within. Range master range style oven with 5 ring gas hob with hot plate and multi-oven and extractor which may be able to be sold with the property depending on the instructions from the vendor.

REAR LOBBY

Carpet flooring, white uPVC double-glazed door, door leading off to lounge, door leading off to WC.

WC 4' 9" x 3' 2" (1.45m x 0.96m)

Tile flooring, white toilet with low level cistern, white hand basin with chrome taps, front facing white uPVC double-glazed window.

FIRST FLOOR LANDING

4 doors leading off, 1 to bathroom and 3 to bedrooms.

BEDROOM 1 13' 3" x 10' 0" (4.04m x 3.05m)

Carpet flooring, white uPVC double-glazed window, double radiator. This is a large double bedroom.



BEDROOM 2 11' 2" x 10' 4" (3.40m x 3.15m)

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. This is also a large double bedroom.

BEDROOM 3 10' 0" x 8' 1" (3.05m x 2.46m)

Measurements taken at widest points. Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Large built-in cupboard providing additional storage and hanging space, the cupboard could be knocked out to create a larger bedroom or is a useful space. This room would accommodate a double bed and would be classed as a double or large single.

BATHROOM 10' 0" x 5' 0" (3.05m x 1.52m)

Vinyl flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass, white bath with chrome taps and showerhead attachment, white sink with single pedestal and chrome tap, white toilet with low level cistern. Separate shower cubicle with folding doors, separate shower fed from the main Combi boiler system. The walls are mostly finished in a painted timber cladding. The area around the shower is finished in a ceramic tile. Recessed lights to ceiling.

EXTERNALLY

The property is situated on a corner plot with a nice front garden. pedestrian only to the front with





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.