



Bowood Close, Ryhope, Sunderland

£209,950

MODERNISED & WELL PRESENTED 3 BEDROOM DETACHED HOME

EN SUITE TO MASTER BEDROOM

DRIVEWAY & GARAGE

GREAT LOCATION FOR COMMUTING & ALL AMENITIES

EPC RATING C

MODERNISED & WELL PRESENTED 3 BEDROOM DETACHED HOME - GREAT LOCATION FOR COMMUTING & ALL AMENITIES - EN SUITE TO MASTER BEDROOM - DRIVEWAY & GARAGE ... Good Life Homes are delighted to bring to the market a great opportunity to acquire a well presented and ready to move into 3 bedroom detached home on this sought after development perfectly located for all local amenities, schools and commuting with easy access to A19 & A690 & Doxford International Business Park. Briefly comprising; driveway and garage, WC, lounge through dining room, kitchen, 3 bedrooms, family bathroom and en suite to principal bedroom. Externally to the rear is a generous well-maintained garden plot with extensive rear decked patio. 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 VESTIBULE

Entrance via GRP double-glazed door. Natural wood flooring, radiator, door leading into lounge.

LOUNGE 18' 0" x 11' 7" (5.48m x 3.53m)

Measurements taken into bay. Natural wood flooring, electric wall mounted fire, front facing white uPVC double-glazed bay window. Door leading off to entrance vestibule, open plan archway leading to dining room.

DINING ROOM 11' 10" x 10' 6" (3.60m x 3.20m)

Natural wood-effect flooring, double radiator, white uPVC double-glazed patio doors leading out to raised decked patio. Open plan staircase leading to first floor landing, door leading off to kitchen.

KITCHEN 10' 10" x 9' 0" (3.30m x 2.74m)

Stylish tile flooring, radiator, rear facing white uPVC double-glazed window with views over garden. Stylish modern fitted kitchen with a range of wall and floor units in a grey high gloss finish with stylish work surfaces. 4 ring induction hob with glass splash back and feature extractor chimney, granite style sink with single bowl, single drainer and stylish Monobloc tap. Integrated electric oven, integrated combination microwave, integrated dishwasher. Doors leading off to dining room, door leading off to utility room.

UTILITY ROOM 6' 2" x 5' 0" (1.88m x 1.52m)

Stylish tile flooring, double-glazed door leading to side of the property. Space for American style fridge/freezer, space and plumbing for a washing machine, wall mounted central heating boiler. Door leading off to the WC.

WC 5' 0" x 3' 2" (1.52m x 0.96m)

Tiled flooring, white hand basin with chrome tap built into storage unit beneath, white toilet with low level cistern. Extractor fan.

FIRST FLOOR LANDING

Built-in cupboard which provides useful storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.



PRINCIPAL BEDROOM 14' 0" x 8' 8" (4.26m x 2.64m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window with elevated views including distance views of the sea. Door leading off to en suite.

EN SUITE 5' 10" x 5' 7" (1.78m x 1.70m)

Stylish tile flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, white quadrant shower with glass sliding doors and shower from the main hot water system comprising; overhead shower and separate hand held shower. Tiles within the shower are in a white finish with mosaic border.

BEDROOM 2 11' 10" x 9' 10" (3.60m x 2.99m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.

BATHROOM 6' 8" x 5' 7" (2.03m x 1.70m)

Stylish tile flooring, radiator, side facing uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel and chrome tap. White tiles to half height around the bath, sink and toilet area with chrome edging strip. Recessed LED lights to ceiling.

BEDROOM 3 9' 8" x 8' 0" (2.94m x 2.44m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. This is also a double bedroom.

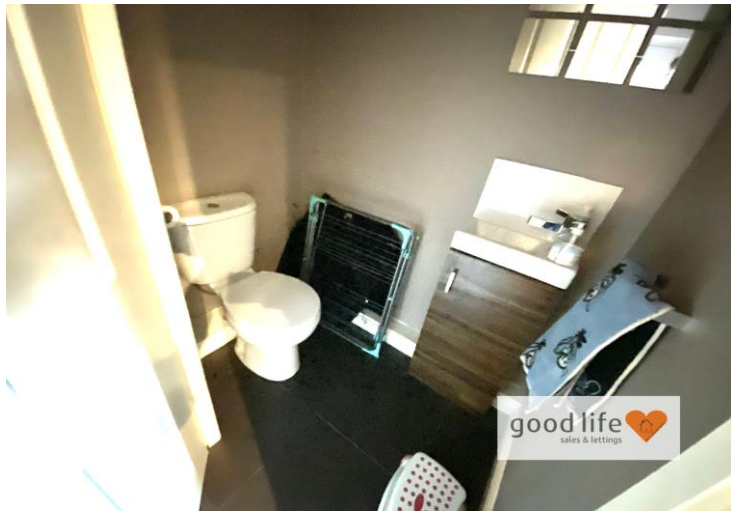
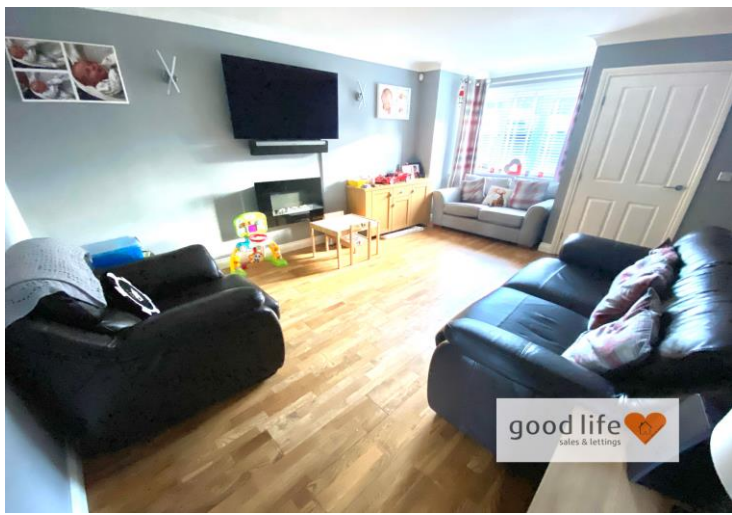
SINGLE GARAGE

Roller shutter manel door, electric and lighting.

EXTERNALLY

The rear garden comprises; access down the side of the property. Raised decked patio to the side and rear with large area of lawn and perimeter fencing. Garden shed to the side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(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.