



Rodney Close, Ryhope, Sunderland

£120,000

SPACIOUS 3 DOUBLE BEDROOM MID LINK HOME

DRIVEWAY PARKING TO REAR

LARGE LOUNGE THROUGH DINING ROOM

GOOD LOCATION WITH OPEN ASPECT TO FRONT

EPC RATING C

SPACIOUS HOME REPRESENTING GOOD VALUE

SPACIOUS 3 DOUBLE BEDROOM MID LINK HOME - GOOD LOCATION WITH OPEN ASPECT TO FRONT - DRIVEWAY PARKING TO REAR - LARGE LOUNGE THROUGH DINING ROOM - SPACIOUS HOME REPRESENTING GOOD VALUE... Good Life Homes are delighted to bring to the market a spacious 3 bedroom family home offering excellent value. Close to good schools and a terrific location for commuting around the city and within a few minutes drive of A19/A690 and briefly comprising; large lounge through dining room, kitchen, downstairs WC, 3 double first floor bedrooms, bathroom, uPVC double glazing, gas COMBI boiler, garden to front with pleasant aspect and large rear driveway with vehicle access. 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

LOUNGE/DINING ROOM 21' 6" x 16' 6" (6.55m x 5.03m)

Measurements taken at widest points. Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, 2 front facing white uPVC double-glazed window, open plan staircase leading to the first floor. Large single and additional double radiators providing heat to the space. This is a lovely large open space which would accommodate most arrangements of furniture including dining table and chairs as can be seen in the photos. To the rear of the lounge is a door leading off to rear porch and door leading to kitchen.

KITCHEN 10' 2" x 9' 0" (3.10m x 2.74m)

Tiled flooring, rear facing white uPVC double-glazed window, fitted kitchen with a range of wall and floor units in a cream finish with natural work surfaces, integrated electric oven, 4 ring ceramic hob, feature extractor chimney in stainless steel finish. Dishwasher, space for tall fridge/freezer, space and plumbing for a washing machine, stainless steel sink with single bowl, single drainer and matching Monobloc tap.

REAR LOBBY

Laminate wood-effect flooring, white uPVC double-glazed door leading to the rear, door leading to downstairs WC, door leading off to lounge.

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

Laminate wood-effect flooring, hand basin with chrome taps, toilet with low level cistern, rear facing white uPVC double-glazed window with privacy glass.

FIRST FLOOR LANDING

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

BEDROOM 1 13' 6" x 10' 2" (4.11m x 3.10m)

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

BEDROOM 2 11' 0" x 10' 6" (3.35m x 3.20m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is also a good size double bedroom with lovely open views.



BEDROOM 3 11' 4" x 8' 0" (3.45m x 2.44m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This room would also accommodate a double bed but is a large single.

BATHROOM 10' 0" x 4' 10" (3.05m x 1.47m)

Vinyl tile-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising; toilet with low level cistern, sink built into vanity unit with chrome tap, bath with panel, chrome tap with showerhead attachment and glass shower screen over. The area around the bath, toilet and sink are finished in a ceramic tile, built-in cupboard providing additional storage, also the location of the Combi boiler.

EXTERNALLY

The front of the property is situated on a pedestrian only walkway with attractive green views to the front, mostly decked garden with an area of lawn providing a lovely seated space to sit which is not overlooked to the front. The property has a driveway with timber gates providing access with partially block paved garden and dropped kerb providing comfortable vehicle access. Pedestrian gated access to the rear.



