



## Handley Way, Ryhope, Sunderland

**Offers in the Region of £195,000**

**IMPRESSIVE 3 BEDROOM MODERN HOME**

**MODERN KITCHEN & BATHROOM**

**4 PARKING SPACES TO FRONT**

**FABULOUS PRINCIPAL BEDROOM ON SECOND FLOOR WITH  
GENEROUS EN SUITE LEADING OFF PLUS DRESSING ROOM**

**EPC RATING D**

**GENEROUS LOUNGE WITH PATIO DOORS LEADING OUT TO SOUTH  
FACING REAR GARDEN**

IMPRESSIVE 3 BEDROOM MODERN HOME - FABULOUS PRINCIPAL BEDROOM ON SECOND FLOOR WITH GENEROUS EN SUITE LEADING OFF PLUS DRESSING ROOM - MODERN KITCHEN & BATHROOM - 4 PARKING SPACES TO FRONT - GENEROUS LOUNGE WITH PATIO DOORS LEADING OUT TO SOUTH FACING REAR GARDEN - LOVELY SMALL DEVELOPMENT PERFECTLY POSITIONED FOR ACCESS AROUND THE CITY & MINUTES FROM A19 & DOFORD VIA NEW ROAD - MOSTLY COMPLETE LARGE GARDEN ROOM REQUIRING ONLY MINIMAL WORK TO FINISH WITH POTENTIAL TO CREATE HOME OFFICE OR GYM... Good Life Homes are delighted to bring to the market one of the first homes within this modern development to come back onto the market for re-sale offering buyers an opportunity to acquire a spacious modern ready to move into home with excellent proportions throughout. Offering up to 4 parking spaces to the front, the ground floor comprises; stylish kitchen, separate WC and spacious rear facing lounge with doors leading out to garden. On the first floor there are 2 bedrooms and a generous family bathroom, the rear bedroom in particular could potentially be split into 2 creating a 4 bedroom home if required. On the second floor, there is a large principal bedroom with dressing room and en suite. The rear garden is south facing and the current owners have almost finished the construction of a large garden room at considerable expense which has the potential to be a home office or gym but certainly offers some versatility for the new owners should they require it. A wonderful opportunity to acquire a ready to move into home, 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 HALL

Entrance via GRP double-glazed door. Natural wood flooring which runs through to the lounge, radiator behind cover, carpeted stairs to first floor landing. Door leading off to WC, kitchen, lounge.

### KITCHEN 11' 9" x 7' 8" (3.58m x 2.34m)

Vinyl wood-effect flooring, front facing white uPVC double-glazed window. Modern stylish fitted kitchen with a range of wall and floor units and complementary laminate work surfaces. Integrated electric oven, 4 ring ceramic hob, feature extractor chimney in stainless steel finish and glass splash back. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for tall fridge/freezer, recessed lights to ceiling.

### WC 5' 6" x 3' 2" (1.68m x 0.96m)

Vinyl wood-effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome tap. Extractor fan.

### LOUNGE 15' 5" x 15' 0" (4.70m x 4.57m)

Natural wood flooring, white uPVC double-glazed patio doors leading out to rear patio and garden with fixed same height windows either side. Lovely space with feature panelled wall and built-in cupboard providing additional storage leading off. The current owner has a tumble dryer in the cupboard as well as storage.

### FIRST FLOOR LANDING

Built-in cupboard providing useful storage, double radiator, front facing white uPVC double-glazed window, stairs to second floor. 3 doors leading off, 2 to bedrooms and 1 to bathroom.

### BEDROOM 2 15' 5" x 8' 6" (4.70m x 2.59m)

Carpet flooring, radiator, 2 rear facing white uPVC double-glazed windows. This is a lovely large double bedroom with the potential to split into 2 rooms in the future.

### BATHROOM 7' 6" x 6' 5" (2.28m x 1.95m)

Vinyl wood-effect flooring, radiator, side 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 with showerhead attachment. The walls around the bath and shower area are finished in a stylish textured tile. Radiator, extractor fan.



### BEDROOM 3 8' 0" x 7' 7" (2.44m x 2.31m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a single bedroom but would also make a great home office study.

### SECOND FLOOR LANDING

Door leading off to dressing room, door leading off to principal bedroom.

### DRESSING ROOM

A terrific dressing room, carpet flooring, access from the first floor landing.

### PRINCIPAL BEDROOM 14' 6" x 11' 4" (4.42m x 3.45m)

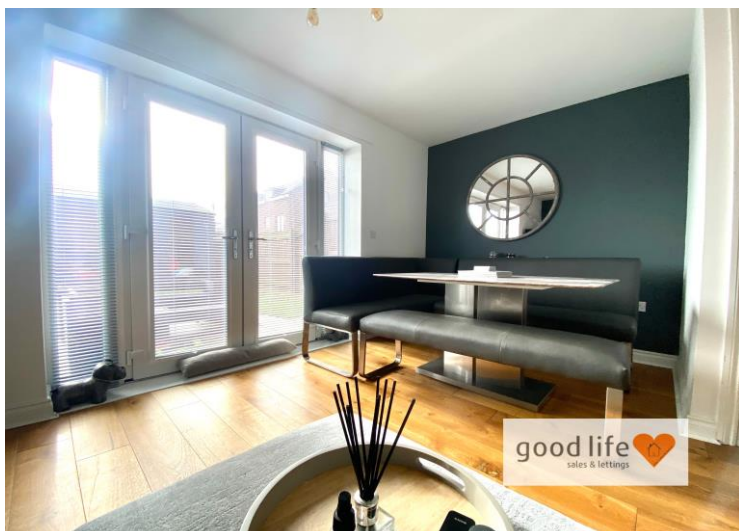
A lovely large double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window. Door leading off en suite.

### EN SUITE 9' 10" x 5' 10" (2.99m x 1.78m)

Vinyl wood-effect flooring, double radiator, white sink with single pedestal and chrome tap, walk-in shower with folding glass doors and electric shower over. Double-glazed roof light. This is a lovely size en suite.

### EXTERNALLY

Double driveway parking plus additional parking for 2 cars on street. Access to the rear of the property down the side via a pedestrian gate. The property benefits from a good size rear garden plot which is south facing with means it benefits from sunshine for a majority of the day. To the bottom of the garden is a large garden shed/garden room which is nearing the end construction with the exterior complete finished and some internal fit out required. Windows, door and first fixed electrics and insulation in place but no electricity has been laid from the house yet. This would be a great project for someone who requires additional space or may even require a separate home office to work from the future. The main rear garden has an area of patio immediately adjacent the patio doors leading from the lounge and a large area laid to lawn with perimeter fencing providing a degree of privacy.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.