



Ribble Road, Red House, Sunderland

£110,000

VERY WELL PRESENTED 2 DOUBLE BEDROOM SEMI + DOUBLE LOFT ROOM

LOVELY OPEN PLAN GROUND FLOOR WITH SUPERB KITCHEN

PARKING TO REAR PLUS GARDEN & POTENTIAL TO CREATE REAR DRIVEWAY IN FUTURE

GREAT LOCATION PERFECT FOR COMMUTING FOR A19, WASHINGTON, NISSAN ETC..

EPC RATING C

PERFECT FAMILY/FTB/INVESTOR HOME

VERY WELL PRESENTED 2 DOUBLE BEDROOM SEMI + DOUBLE LOFT ROOM - GREAT LOCATION PERFECT FOR COMMUTING FOR A19, WASHINGTON, NISSAN ETC.. - LOVELY OPEN PLAN GROUND FLOOR WITH SUPERB KITCHEN - PARKING TO REAR PLUS GARDEN & POTENTIAL TO CREATE REAR DRIVEWAY IN FUTURE - PERFECT FAMILY/FTB/INVESTOR HOME - RENTAL INCOME AROUND £750/£800pm POTENTIAL FOR BUY TO LET - NO CHAIN ... Good Life Homes are delighted to bring to the market an exceptional home of considerable quality at Red House within a few minutes commute of Sunderland Enterprise Park and the A19, Washington Highway, Nissan etc ... The property is beautifully presented and modernised and boasts a stylish, modern, open plan ground floor with large lounge flowing into a fabulous dining kitchen with patio doors leading out to rear garden. On the first floor there are 2 double bedrooms and a stylish bathroom. A fixed staircase on the first floor landing leads up to a double loft room which was converted a number of years ago and offers versatile use but for the purposes of a sale cannot be classed as a bedroom. This particular property enjoys access from the rear with a pleasant garden and outside brick store. There's potential to create a driveway to the rear but, either way, there's ample parking on street to the rear. To the front, the property enjoys a pleasant pedestrian only access with grass and greenery separating the houses opposite. This gorgeous home would suit FTB'S, families or Buy to Let investors as demand for properties of this type are high from potential tenants. With the benefit of NO CHAIN, 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.

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifelifehomes.co.uk
www.goodlifelifehomes.co.uk

ACCOMMODATION

LOUNGE 17' 3" x 12' 0" (5.25m x 3.65m)

Entrance via white uPVC double-glazed door. Lovely size open plan lounge with laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window, open plan staircase to the first floor landing, lovely feature open fire surround with built-in electric fire. Open plan door (double doorway opening) leading through to dining kitchen.

DINING KITCHEN 17' 5" x 8' 7" (5.30m x 2.61m)

Running the full width of the house to the rear, the dining kitchen has a lovely open plan vibe with the continuation of the laminate wood-effect flooring from the lounge and dining area and quartz-effect stone-effect tiled flooring to the kitchen area. Radiator providing heat to both areas, large white uPVC double-glazed doors with views of and leading out to the rear garden and patio and white uPVC double-glazed window in the kitchen situated approx. above the sink. Fitted kitchen with a range of wall and floor units in a modern dark grey high gloss finish with quartz-effect laminate work surfaces, stainless steel sink with circle bowl and matching drainer plus Monobloc tap. Space and plumbing for a washing machine, integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, also space for tall fridge/freezer if required. Recessed lights to ceiling.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, door which provides access to a fixed staircase which leads to the loft room. 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BATHROOM 6' 5" x 5' 5" (1.95m x 1.65m)

A very well appointed bathroom with quality floor and wall tiles in a quartz finish, toilet built into vanity unit with concealed cistern and push button flush, table bowl type sink with chrome tap, bath with panel, glass shower screen over with chrome taps and shower fed from the main Combi boiler system. Chrome towel heater style radiator and rear facing white uPVC double-glazed window with privacy glass.

BEDROOM 1 10' 5" x 10' 3" (3.17m x 3.12m)

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

BEDROOM 2 10' 4" x 10' 0" (3.15m x 3.05m)



Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with pleasant views. Another double bedroom.

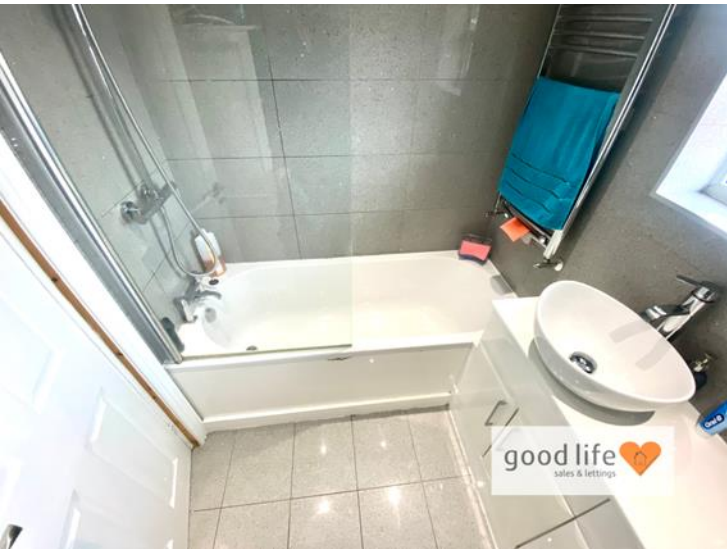
LOFT ROOM 15' 6" x 8' 10" (4.72m x 2.69m)

Fixed staircase leading to loft room, wall mounted Combi boiler. Some restricted height room, carpet flooring, electric sockets and lighting, double-glazed roof window, further storage in the eaves. This is a terrific additional space with flexible use, although for the purposes of the sale particulars we cant class this as a official bedroom, the ceiling height at the middle point approx. 6ft 1". We believe the conversion has been completed for a number of years and was in place before the current owners purchased the property.

EXTERNALLY

The front of the property is situated on a really pleasant pedestrian only walk way with greenery out the front. Paved low main front garden, access down the side to the rear. The property benefits from a lovely rear garden with sunny aspect, comprising large paved patio area immediately adjacent to the house and fairly sizable area of lawn with perimeter fencing to 3 sides. Potential to create a driveway to the rear but there is on street parking to the rear as well. Separate detached brick out house with electric lighting and sockets providing a useful storage space or separate utility.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			