



Riversdale Terrace, Thornhill, Sunderland

£185,000

RECENTLY FULLY RENOVATED

BEAUTIFUL INTERIOR

DOUBLE DRIVEWAY PARKING

SUPERB 3 BEDROOM STYLISH PERIOD SEMI

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CONSERVATORY

RECENTLY FULLY RENOVATED - SUPERB 3 BEDROOM STYLISH PERIOD SEMI - BEAUTIFUL INTERIOR - DOUBLE DRIVEWAY PARKING - CONSERVATORY - GENEROUS REAR GARDEN PLOT WITH SUNNY ASPECT - STYLISH KITCHEN & BATHROOM ... Good Life Homes are delighted to bring to the market an exceptional opportunity to acquire a high quality, renovated, stylish, ready to move into period home. Offering undoubted curb-appeal, this impressive residence has double driveway parking and a terrific sunny-aspect rear garden plot with lawn and patios perfect for enjoying private outdoor space. Internally, the property has had extensive work in recent years and offers tasteful decor throughout in addition to modern kitchen, bathroom and conservatory to the rear. Unreservedly recommended, viewing arrangements can be made by contacting the 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 uPVC double-glazed door. Laminate wood-effect flooring, carpet stairs to first floor landing. 2 doors leading off to reception rooms.

RECEPTION ROOM 1 16' 1" x 10' 11" (4.90m x 3.32m)

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, uPVC double-glazed doors leading out to rear conservatory. Feature fire surround in art deco style with painted finished and quartz hearth and back and built-in coal-effect gas fire. This is a lovely modern yet traditional room.

RECEPTION ROOM 2 15' 3" x 10' 11" (4.64m x 3.32m)

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bay window. Open chimney breast with the opportunity to create a display. Door leading off to the kitchen.

KITCHEN 14' 3" x 8' 0" (4.34m x 2.44m)

Granite style flooring, radiator, white uPVC double-glazed window with lovely views over rear patio and garden, uPVC double-glazed door leading out to conservatory. Recently installed modern fitted kitchen with a range of wall and floor units in a white finish with contrasting work surface. Ceramic sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, under bench space for a dryer also if required, integrated electric oven and integrated combination microwave, integrated double fridge/freezer. Under stairs cupboard providing additional storage.

CONSERVATORY 14' 9" x 9' 5" (4.49m x 2.87m)

Tile flooring, double radiator, white uPVC double-glazed windows and opaque poly carbonate roof, white uPVC double-glazed doors leading out to rear patio and garden beyond.

FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window, built-in cupboard which houses modern Combi boiler which was only replaced in recent years. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1 12' 0" x 12' 0" (3.65m x 3.65m)



Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. This is a lovely dark atmospheric bedroom.

BATHROOM 7' 7" x 7' 6" (2.31m x 2.28m)

Vinyl tile-effect 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, corner quadrant shower with electric shower over, separate bath with chrome taps and showerhead attachment. The walls are finished in a stylish tile with mosaic border. A lovely size bathroom.

BEDROOM 3 7' 9" x 6' 2" (2.36m x 1.88m)

Used as a dressing room by the current owners. Laminate wood-effect flooring, single radiator, rear facing white uPVC double-glazed window. This is a single bedroom.

BEDROOM 2 13' 4" x 9' 6" (4.06m x 2.89m)

Large double bedroom. Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window.

EXTERNALLY

Driveway parking for at least 2 vehicles, well maintained lawn front garden. The property has a lovely patio and lawn garden enjoying a sunny aspect for the majority of the day, weather permitting. Access gates down the side of the property leading to the 2 car driveway at the front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(56-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	