

Rowell Close
Ryhope
Sunderland
SR2 0AJ



Rowell Close

£125,000

INTRODUCTION

SPACIOUS 3 BEDROOM END LINK HOME - NICE ASPECT TO THE REAR OVER OPEN GROUND - LARGE COMBINED LOUNGE/DINING SPACE - 3 DOUBLE SIZE BEDROOMS - BATHROOM WITH BATH + SEPARATE SHOWER CUBICLE - ON STREET PARKING ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Tiled flooring, white uPVC laminate windows, partially-glazed door leading off to lounge/dining room.

LOUNGE/DINING ROOM

Lovey large open plan space with laminate wood-effect flooring, large double radiator, 2 single radiators, front facing white uPVC double-glazed window in the lounge, white uPVC double-glazed window in the dining area. Open plan staircase to first floor landing, door leading off to kitchen and door leading off to rear porch.

KITCHEN

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views over the rear garden and open lands to the rear. Fitted kitchen with a range of wall and floor units in a white finish with contrasting wood-effect laminate work surfaces. Space for tall fridge/freezer, space for tumble drier, space and plumbing for a washing machine, circular stainless steel sink with matching drainer and Monobloc tap. Cupboard with boiler within. Range master range style oven with 5 ring gas hob with hot plate and multi-oven and extractor which may be able to be sold with the property depending on the instructions from the vendor.

REAR LOBBY

Carpet flooring, white uPVC double-glazed door, door leading off to lounge, door leading off to WC.

W C

Tile flooring, white toilet with low level cistern, white hand basin with chrome taps, front facing white uPVC double-glazed window.

FIRST FLOOR LANDING

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

BEDROOM 1

Carpet flooring, white uPVC double-glazed window, double radiator. This is a large double bedroom.

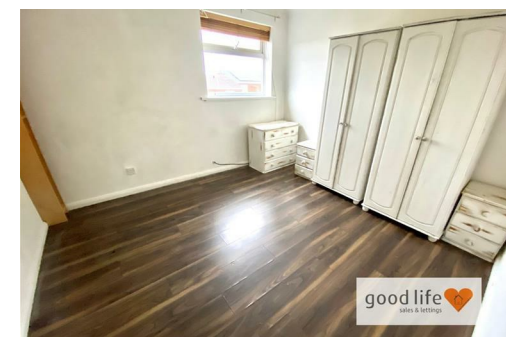
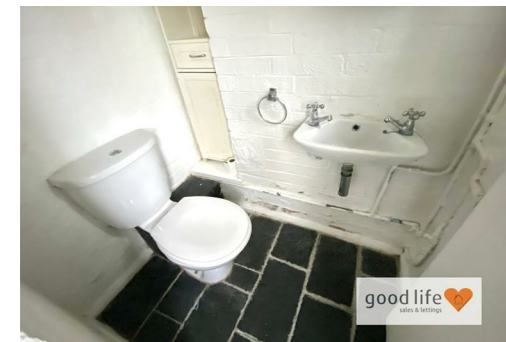
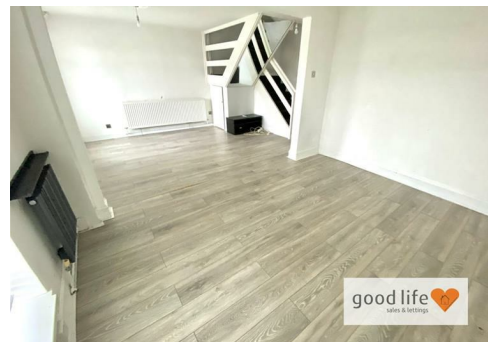
BEDROOM 2

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

BEDROOM 3

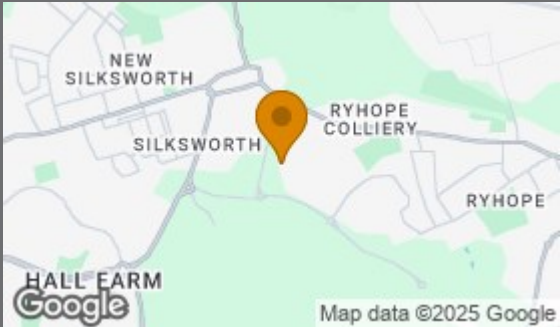
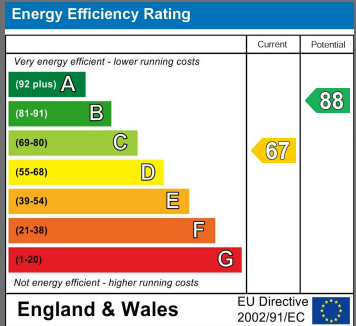
Measurements taken at widest points.

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Large built-in cupboard providing additional storage and hanging space, the cupboard could be knocked out to create a larger bedroom or is a useful space. This room would accommodate a double bed and would be classed as a double or large single.



Local Authority
Sunderland

Council Tax Band
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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