

Thomas Street  
Ryhope  
Sunderland  
SR2 0RF



# Thomas Street

£75,000

## INTRODUCTION

INVESTOR OR RENOVATION OPPORTUNITY - 3 BEDROOMS COULD BE 4 - POPULAR RYHOPE LOCATION NEAR VILLAGE CENTRE - CLOSE TO GOOD SCHOOLS & AMENITIES - NO CHAIN...

## ENTRANCE HALL

The property has a relatively recent GRP double-glazed front door leading to entrance hall. Laminate wood-effect flooring, radiator concealed behind cover, built in cupboard housing the electric meter and electric fuse box (see photo) partially-glazed door leading to reception room 2.

## RECEPTION ROOM 2

Large reception room.

Parquet flooring, 2 double radiators, open plan to first floor, rear facing double-glazed window, partially-glazed door leading to the back yard, door leading off to kitchen, door leading off to reception room 1 or bedroom 3 depending on the needs of the new owner.

## RECEPTION ROOM 1 OR BEDROOM 3

In this particular style of property, these front rooms are traditionally used as bedrooms or could equally be used as a reception room. Laminate wood-effect flooring, radiator, gas fire, front facing double-glazed window. Partially-glazed door connecting this room with reception room 2. Originally there would have a door leading from this room directly into the hallway but it must have been blocked up at some point.

## KITCHEN

Laminate wood-effect flooring, radiator, double-glazed window. Fitted kitchen with a range of wall and floor units in a white finish with laminate wood-effect work surface. Space and plumbing for a washing machine, space and plumbing for a gas cooker, door leading off to bathroom.

## BATHROOM

Laminate wood-effect flooring, chrome towel heater style radiator, double-glazed window with privacy glass. Quadrant corner shower with electric shower, hand basin with chrome tap. The walls are finished in a uPVC cladding, door leading off to separate WC.

## SEPERATE WC

Laminate wood-effect flooring, white toilet with low level cistern, chrome towel heater style radiator, double-glazed window with privacy glass. The walls are finished in cladding.

## FIRST FLOOR LANDING

2 doors leading off to bedroom 1 and bedroom 2.

## BEDROOM 1

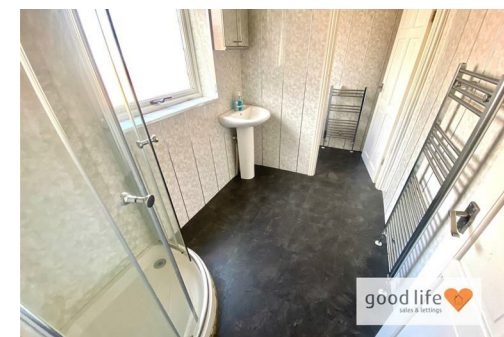
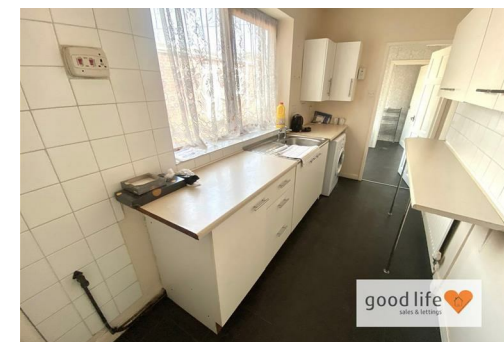
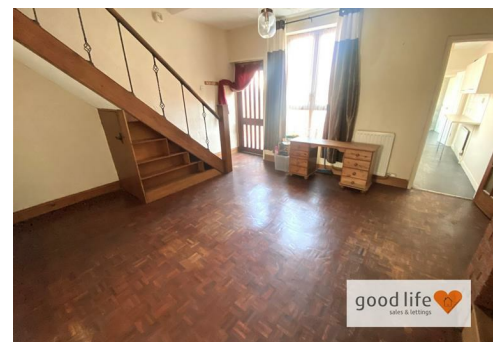
Measurements taken at widest points.

This is a very large bedroom which was previously 2 bedrooms and could be reverted back to 2 bedrooms with the addition of a partition wall and separate access, it would be relatively straight forward. 2 front facing double-glazed windows, 2 radiators and electric sockets in each part of the room. The ceilings are full height by virtue of the front dormer.

## BEDROOM 2

Carpet flooring, radiator, rear facing single-glazed window with views of the village church. This is also a double bedroom.

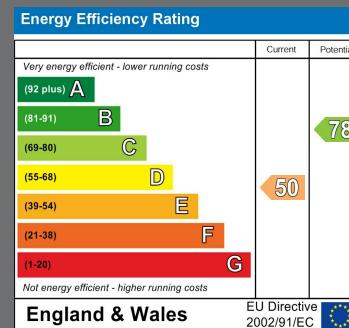
## EXTERNALLY



Local Authority

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



## Contact

0191 565 6655

[info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

## Good Life Homes - Sales

46 Windsor Terrace Ryhope Road  
Sunderland  
Tyne and Wear  
SR2 9QF



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