

Greenstem Way

Ryhope
Sunderland
SR2 0FP



Greenstem Way

£159,995

INTRODUCTION

BEAUTIFULLY PRESENTED 2 DOUBLE BEDROOM SEMI-DETACHED HOME - GREAT LOCATION WITHIN THE DEVELOPMENT WITH GREEN VIEWS TO FRONT - SOUTH FACING REAR GARDEN - FABULOUS KITCHEN WITH DOORS AND WINDOWS LEADING OUT TO TERRIFIC REAR GARDEN PLOT - LOVELY BATHROOM - STYLISH WALL PANELLING & TASTEFUL DECOR THROUGHOUT...

ENTRANCE HALL

Entrance via GRP double-glazed door. Grey laminate flooring, carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE

Light grey laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with Georgian bars and really pleasant views towards Ryhope pumping station. Feature wall which has been panelled and door leading off internal lobby.

REAR LOBBY

Light grey laminate wood-effect flooring, door leading off to kitchen/dining room, door leading off to WC.

W C

Vinyl tile-effect flooring, radiator, toilet with low level cistern, sink with single pedestal and chrome tap. Extractor fan.

DINING KITCHEN

Absolutely stunning dining kitchen with Karra style porcelain tile flooring, light grey kitchen with light wood-effect laminate work surface for stylish effect, stainless steel sink with single bowl, single drainer and Monobloc tap. Integrated electric oven, 4 ring gas and feature extractor chimney in stainless steel finish with splash back. Double integrated fridge/freezer, integrated dishwasher, integrated washing machine. Double radiator, built-in cupboard providing additional storage, recessed lights to ceiling. Sufficient space for dining table and chairs. One of the great things about this particular room is the southern aspect with lovely white uPVC double-glazed patio doors and windows either side allowing lots of lights into the space and full views of the patio and garden beyond.

FIRST FLOOR LANDING

Radiator concealed behind cover, side facing white uPVC double-glazed window, loft hatch. 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

A nice double. Carpet flooring, radiator, front facing white uPVC double-glazed window with lovely open views. 2 built-in cupboards providing additional storage, ample space for wardrobes etc.

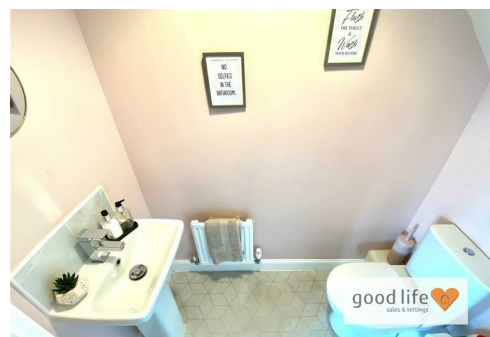
BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Feature panelled wall. This is also a good size double bedroom.

BATHROOM

Vinyl wood-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, white bath with panel, chrome tap with separate shower fed from the main hot water system with glass shower screen over. Stylish tile choices around the bath area. Electric shaving point, extractor fan.

EXTERNALLY



Local Authority

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(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		



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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