

Highclere Drive

Ryhope
Sunderland
SR2 0DB



good life 
sales & lettings

Highclere Drive

£195,000

INTRODUCTION

IMPRESSIVE 3 DOUBLE BED DETACHED - EN SUITE TO MASTER BEDROOM - LARGE CONSERVATORY WITH WARM ROOF - GREAT LOCATION - EXCEPTIONAL VALUE - NO CHAIN - LOW MAINTENANCE HARD-LANDSCAPED REAR GARDEN ...

ENTRANCE VESTIBULE

Entrance via double-glazed door. Carpet flooring, radiator, alarm key pad. Partially-glazed door leading to lounge.

LOUNGE

Measurements taken at widest points and into bay.

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Door leading into internal hallway.

INTERNAL HALLWAY

Carpeted stairs to first floor, radiator. Doors leading off to utility room, WC, dining kitchen.

UTILITY ROOM

Vinyl tile-effect flooring, range of units with laminate work surfaces, space and plumbing for a washing machine and dryer, stainless steel sink with single bowl, single drainer and matching Monobloc tap, electric sockets, integral door leading to the garage. The separate utility room has been created from the rear of the garage with partition wall which could be removed to return it to a full garage or kept in place if needed.

W C

Resin bespoke flooring, hand basin with chrome tap, toilet with low level cistern. Extractor fan.

DINING KITCHEN

Measurements taken at widest points.

Stretching the width of the property to the rear the dining kitchen comprises a natural dining area with carpet flooring, ample space for dining table and chairs, double radiator and double uPVC doors leading into conservatory. The kitchen area has tiled flooring and fitted kitchen with a range of wall and floor units in a grey finish with complementary laminate work surface. Stainless steel sink with bowl and a half, single drainer and flexible tap, rear facing white uPVC double-glazed window above. Integrated double electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, space for a fridge/freezer, space for a dishwasher.

CONSERVATORY

A lovely large conservatory positioned to the rear with warm roof fitted, carpet flooring, multiple electric sockets, white uPVC double-glazed window and white uPVC double-glazed door leading out to rear patio and garden, double doors leading back into the dining kitchen.

FIRST FLOOR LANDING

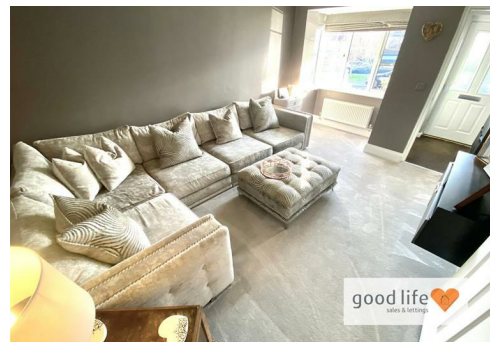
Rear facing white uPVC double-glazed window with privacy glass, loft hatch, built-in cupboard, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Carpet flooring, chrome towel heater style radiator, front facing white uPVC double-glazed window with privacy glass. Corner bath with chrome tap and showerhead attachment, white toilet with low level cistern, white sink with single pedestal and chrome taps. Extractor fan, recessed lights to ceiling

MASTER BEDROOM

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a good size double with en suite leading off



Local Authority
Sunderland

Council Tax Band
D

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



Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

Good Life Homes - Sales

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



good life 
sales & lettings