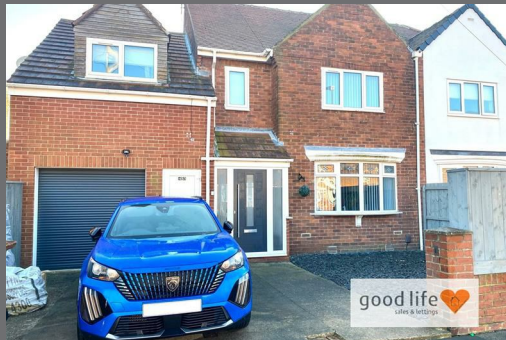


Lyngrove  
Ryhope  
Sunderland  
SR2 0EX



# Lyngrove

£185,000

## INTRODUCTION

SUPERB EXTENDED 3 BEDROOM + DOUBLE LOFT ROOM - FULLY CONVERTED LOFT ROOM ACCESSED BY FIXED STAIRCASE ON LANDING - EXTENSION INCLUDES GENEROUS GARAGE WITH REMOTE DOOR - SUPERB EXTENDED BATHROOM ON FIRST FLOOR - LOVELY REAR GARDEN PLOT ....

## ENTRANCE PORCH

Entrance via GRP double-glazed door. Laminate wood-effect flooring, uPVC double-glazed door leading to lounge.

## LOUNGE

Measurements taken at widest points.

Lovely size lounge.

Laminate wood-effect flooring, open plan staircase leading to first floor landing, white uPVC double-glazed bow window, large double radiator providing heat to the space. Fabulous chimney breast with log burning stove. Double doors leading through into the dining room.

## DINING ROOM

Carpet flooring, radiator, white uPVC double-glazed sliding doors leading out and with views over the rear garden, double doors leading through to lounge, door leading to kitchen. In the future it would be possible to connect the dining room and the kitchen via the adjoining wall to open it up further if needed, separate to any structural requirements etc.

## KITCHEN

Laminate wood-effect flooring, white uPVC double-glazed window with views over the rear garden. Fitted kitchen with a range of wall and floor units in a light wood-effect with contrasting laminate work surface. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, built-in cupboard providing additional storage, stainless steel sink with single bowl, single drainer and matching taps. Open door leads through to utility.

## UTILITY

Laminate wood-effect flooring, double radiator, white uPVC double-glazed window and white uPVC double-glazed door leads out to rear garden. Laminate work bench underneath which there is space for a washing machine and dryer. Integral door leads to the garage.

## FIRST FLOOR LANDING

Staircase leading to the second floor, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BATHROOM

Superb modern bathroom and part of an extension to the original property. laminate wood-effect flooring, large towel heater style radiator, 2 rear facing white uPVC double-glazed windows with privacy glass. Built-in bath with recessed shelving and chrome tap, sink with drawer unit beneath and chrome tap, toilet with concealed cistern and push button flush, large corner quadrant shower unit with waterfall and handheld shower fed from the main hot water system. The walls are finished in a uPVC cladding. This is a superb bathroom by any standard.

## BEDROOM 1

Very large master bedroom with carpet flooring, double radiator, front facing white uPVC double-glazed window. It would be possible to create an en-suite in this room as the plumbing is just the other side of the wall for the main bathroom.





Local Authority

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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