

Ambrunes Close  
Cherry Tree Park, Ryhope  
Sunderland  
SR2 0FL



# Ambrunes Close

## £230,000

### INTRODUCTION

BEAUTIFUL 3 BED SEMI-DETACHED - SOUGHT AFTER CHERRY TREE PARK DEVELOPMENT - ATTRACTIVE DOUBLE FRONTED STYLE - GARDEN & DOUBLE DRIVEWAY PARKING - EN SUITE TO MASTER BEDROOM - STYLISH DINING KITCHEN WITH DOORS OUT TO GARDEN - INTEGRATED APPLIANCES ...

### ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, under stairs cupboard providing some storage, radiator, additional double cupboard where there is the meters. Door leading off to WC, door leading off to lounge, door leading off to kitchen/dining room.

### W C

Vinyl tile-effect flooring, radiator, extractor fan, recessed lights to ceiling. Toilet with low level cistern, sink with single pedestal and chrome tap.

### LOUNGE

Measurements taken at widest points. A lovely size lounge. Carpet flooring, 2 radiators, 2 white uPVC double-glazed windows, front and side facing, allowing lots of light into the space. The room is large and versatile enough to accommodate most arrange of furniture.

### DINING KITCHEN

A lovely size kitchen/dining room. Vinyl wood-effect flooring, double radiator, 2 white uPVC double-glazed windows, front and rear facing, white uPVC double-glazed patio doors with views over and leading to the rear patio and garden beyond. Modern tasteful kitchen with a range of wall and floor in a light cream finish with contrasting wood-effect laminate work surfaces. Integrated washing machine, integrated dishwasher, integrated electric oven, integrated double fridge/freezer, integrated 4 ring gas hob with integrated extractor chimney and glass splash back. Stainless steel sink with single bowl, single drainer and matching Monobloc tap positioned beneath a window with views over the garden. Cupboard concealing the central heating boiler. At one side of the dining kitchen is ample space for a dining table and chairs.

### FIRST FLOOR LANDING

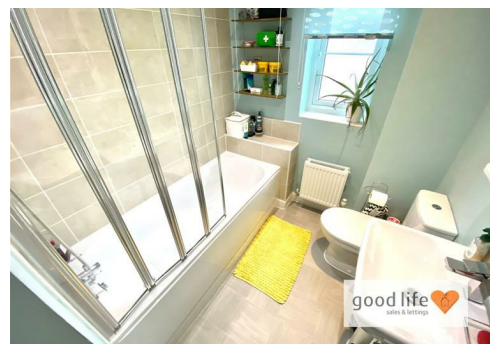
Loft hatch with pull down ladders and facilities for storage, radiator. 4 doors leading off 3 to bedrooms and 1 to bathroom.

### BATHROOM

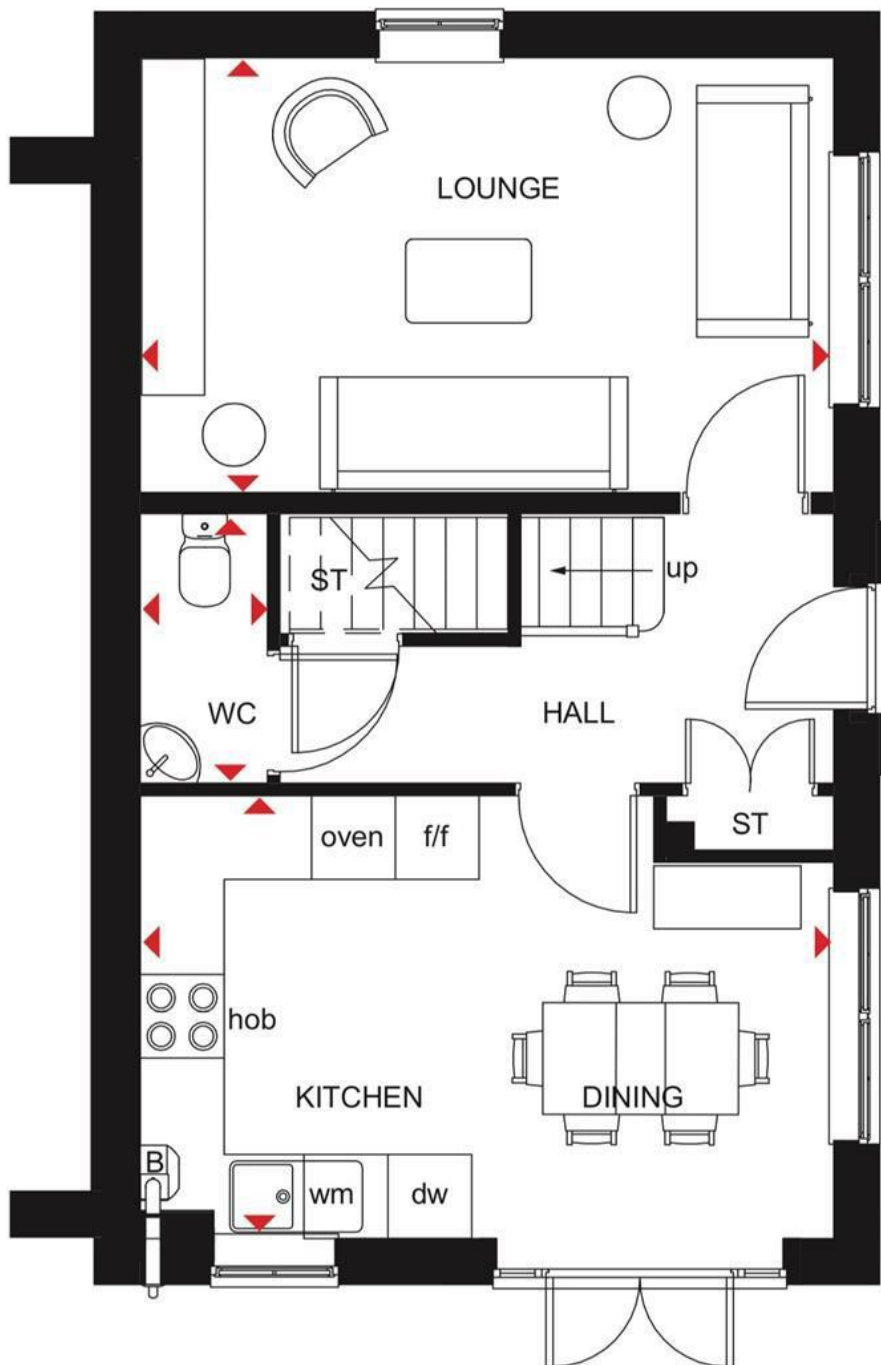
Vinyl tile-effect flooring, double radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with folding glass shower screen over and chrome taps with showerhead attachment. The walls within the bath area are finished in a tasteful ceramic tile. Recessed lights to the ceiling, extractor fan.

### MASTER BEDROOM

Measurements taken at widest points. Carpet flooring, radiator, 2 white uPVC double-glazed window, 1 front and 1 rear facing, allowing lots of light into the space. Professionally installed fitted wardrobes with stylish black handles providing plenty of storage and hanging space. Door leading off to en-suite.







Local Authority  
Sunderland

Council Tax Band  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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



## Contact

0191 565 6655

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

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

Good Life Homes - Sales  
46 Windsor Terrace Ryhope Road  
Sunderland  
Tyne and Wear  
SR2 9QF



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