

Lyngrove
Ryhope
Sunderland
SR2 0EX





good life
sales & lettings





Lyngrove

Auction Guide £108,000

INTRODUCTION

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAM SOLD LTD. STARTING BID £108,000 PLUS RESERVATION FEE. 2 DOUBLE BEDROOM SEMI + LOFT ROOM - LOFT ACCESSED BY FIXED STAIRCASE - 2 RECEPTION ROOMS - DRIVEWAY PARKING - LARGE WELL PRESENTED REAR GARDEN PLOT - UPVC DOUBLE GLAZING & GCH...

AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

ENTRANCE HALL

Entrance via uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing, front facing white uPVC double-glazed window, under stairs cupboard. Door leading off to lounge.

LOUNGE

11'8 11'8

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Feature fire in a stone-effect finish with granite hearth and back and built-in stone-effect gas fire.

RECEPTION ROOM 2

13'4" x 9'9

Measurements taken at widest points.

Carpet flooring, radiator, white uPVC double-glazed patio doors leading out to rear patio and garden, built-in cupboard housing the Combi boiler. Door leading off to entrance hall, door leading off to rear lobby.

REAR LOBBY

Door leading off to WC, door leading off to kitchen.

W C

5'0" x 2'9"

Vinyl tile flooring, radiator, white toilet with low level cistern.

KITCHEN

17'0 x 12'0

Measurements taken at widest points

The kitchen has been completely converted from what was originally the old wash house area and creates a nice size fitted kitchen with plenty of units and plenty of work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space and plumbing for a dishwasher, space for tall fridge/freezer, space and plumbing for a washing machine, space for electric range style oven. Front facing white uPVC double-glazed window, white uPVC double-glazed doors leading to front and rear.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, carpeted stairs to loft room. 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BATHROOM

6'0" x 5'6"

Tiled flooring, chrome towel heater style radiator, white bathroom suite comprising of toilet with low level cistern, sink built into vanity unit with chrome tap, double walk-in shower cubicle with sliding glass doors and shower fed from the main hot water system, rear facing white uPVC double-glazed window with privacy glass. The walls and ceiling are finished in uPVC cladding.

BEDROOM 2

10'10" x 9'8"

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a double bedroom. Measurements do not include depth of fitted wardrobes which cover 1 wall and benefit from sliding doors.

BEDROOM 1

11'5" x 9'3"

Carpet flooring, radiator, front facing white uPVC double-glazed windows. This is a double bedroom.

LOFT ROOM

16'9" x 12'4"

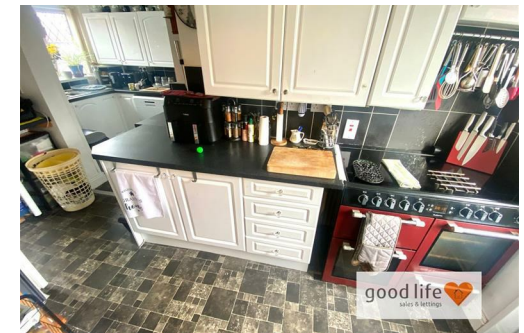
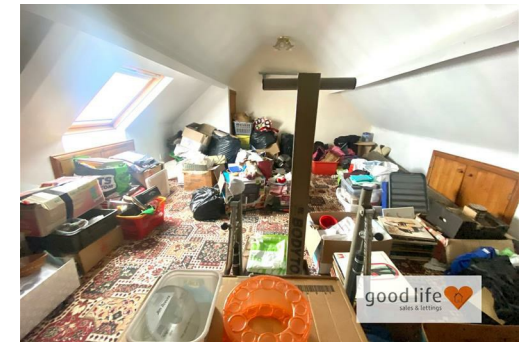
Measurements taken at widest points.

Carpet flooring, double-glazed wooden framed roof window, electric sockets and lighting. This is a good size double room which offers versatility of use.

EXTERNALLY

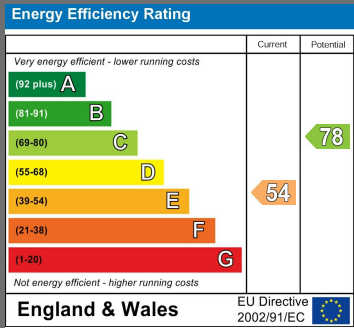
Driveway parking for at least 1 vehicle with the potential to extend further.

The property benefits from a large rear garden plot which benefits from a substantial raised decking and summer house. Large area of artificial lawn and block paving and additional garden shed to the rear. The property enjoys a sunny aspect, and the garden is a lovely family size garden, relatively low maintenance.



Local Authority
Sunderland

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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

good life 
sales & lettings