

Colin Terrace  
Ryhope Village  
Sunderland  
SR2 0RE



# Colin Terrace

£165,000

## INTRODUCTION

3 BEDROOM SEMI-DETACHED HOME - RYHOPE VILLAGE CENTRAL LOCATION - RECENT RENOVATION FACELIFT - READY TO MOVE INTO - NO CHAIN ...

## ENTRANCE HALL

Entrance via white uPVC double-glazed door, Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, built-in cupboard housing the modern consumer unit and electric meter, under stairs cupboard, wall mounted thermostat. Door leading off to lounge.

## LOUNGE

A good size lounge. Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Open plan archway leading to dining kitchen.

## DINING KITCHEN

Laminate wood-effect flooring, radiator, modern fitted kitchen with a range of wall and floor units in a white high gloss finish, integrated fridge/freezer, integrated washing machine, integrated electric oven, integrated 4 ring ceramic hob with designer style extractor fan and glass splash back. Quartz style sink with Monobloc tap. Front facing white uPVC double-glazed window, white uPVC double-glazed sliding doors leading out onto rear porch/conservatory.

## REAR PORCH/CONSERVATORY

Lean to poly-carbonate roof, white uPVC double-glazed windows and white uPVC double-glazed door leading out to rear garden, radiator fed from the main central heating system. The lean too/conservatory is large enough to enjoy a seated or breakfast area and will catch the afternoon/evening sun.

## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BEDROOM 1

This is a double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window.

## BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a double bedroom.

## BEDROOM 3

The room is L-shaped and measurements taken at widest points Large enough to accommodate a single bed or would make a great home office. Carpet flooring, radiator, front facing white uPVC double-glazed window.

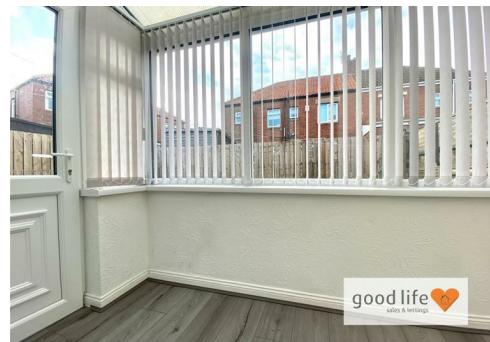
## BATHROOM

Viny wood-effect flooring, chrome towel heater style radiators, 2 rear facing white uPVC double-glazed windows with privacy glass. White toilet with low level cistern, white sink built into vanity unit with chrome tap, curved bath with matching glass shower screen, chrome taps, and separate shower fed from the main hot water system. The walls are ceiling are finished in uPVC cladding with recessed lights to ceiling.

## EXTERNALLY


Potential for a driveway although there is not a dropped kerb on the main road to access the property, there are gates. Well maintained front garden, potential to extend a driveway further to the rear of the property or even possibly build a garage in the future.

The rear garden which enjoys a general westerly aspect and has potential for further landscaping.



Local Authority  
Sunderland

Council Tax Band  
B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		



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@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

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

good life   
sales & lettings