

Regent Road  
Ryhope  
Sunderland  
SR2 0PP



good life   
sales & lettings

# Regent Road

## £250,000

### INTRODUCTION

FABULOUS OPPORTUNITY - 5 BEDROOM DETACHED EXTENDED HOME - LOVELY SOUTH FACING REAR GARDEN - KITCHEN WITH SEPARATE DINING ROOM - 2 RECEPTION ROOMS - IMPRESSIVE REAR CONSERVATORY - LONG DRIVEWAY LEADING TO ATTACHED GARAGE - NO CHAIN ...

### ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed sliding doors. Carpet flooring, glazed door and window leading into entrance hall.

### ENTRANCE HALL

Carpet flooring, double radiator, carpeted stairs to first floor landing, under stairs cupboard. Door leading off to dining room, door leading off to lounge.

### RECEPTION ROOM 1

Measurements taken at widest points and into bay.

Carpet flooring, double radiator, front facing white uPVC window with pleasant views, wall mounted electric fire. Sliding doors leading into reception room 2.

### RECEPTION ROOM 2

Carpet flooring, radiator, sliding doors leading through to reception room 1, door leading onto dining room, double-glazed sliding aluminium doors leading into large conservatory.

### DINING ROOM

Access from the entrance hall, reception room 2, the conservatory and kitchen, the dining room sits centrally. Carpet flooring, double radiator, double-glazed aluminium sliding doors leading out into conservatory.

### CONSERVATORY

Beautiful large conservatory with carpet flooring, double radiator fed from the central heating system, opaque polycarbonate roof, white uPVC double-glazed window and white uPVC double-glazed doors leading out to garden and patio. Lovely views from the conservatory over the garden and patio and the south facing aspect means it is a very sunny and very warm room. Aluminium double-glazed sliding doors leading back into the reception room 2 and back into the dining room directly.

### KITCHEN

Tiled flooring, fitted kitchen with a range of wall and floor units in an oak finish with contrasting laminate work surface, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space and plumbing for a gas cooker, under bench space for fridge, space and plumbing for washing machine. Double-glazed aluminium windows with views lovely views over the patio and garden. Integral door leading to the garage.

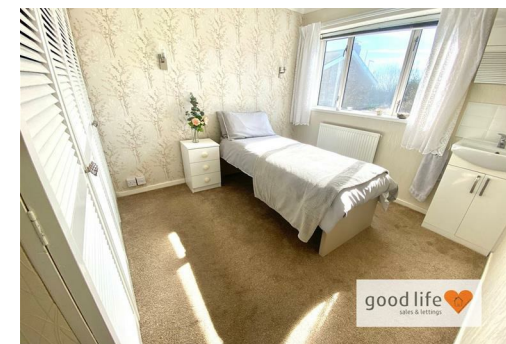
### FIRST FLOOR LANDING

Built-in cupboard proving storage it is formally the boiler cupboard prior to the Combi boiler. 7 doors leading off, 1 to WC, 1 to shower room and 5 to bedrooms.

### BEDROOM 1

Measurements include depth of fitted wardrobes.

This is a double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with sliding mirrored doors.



Local Authority  
Sunderland

Council Tax Band  
C

| 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





## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



## Contact

0191 565 6655

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

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

good life   
sales & lettings