

Handley Way

Ryhope
Sunderland
SR2 0SZ



good life 
sales & lettings

Handley Way

£180,000

INTRODUCTION

VIRTUALLY BRAND NEW 3 DOUBLE BED HOME - VERY LIGHT USE AS USED AS SECOND HOME FROM NEW - LANDSCAPED REAR GARDEN - IMMACULATE THROUGHOUT - GREAT LOCATION FOR COMMUTING - EASY ACCESS IN AND AROUND THE CITY - NO CHAIN

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, staircase to first floor landing, under stairs cupboard providing storage. Door leading off to WC, door leading off to dining kitchen, door leading off to lounge.

W C

Laminate wood-effect flooring, radiator, corner basin with chrome tap and pedestal, toilet with low level cistern. Extractor fan, front facing white uPVC double-glazed window with privacy glass, electric consumer unit.

DINING KITCHEN

A lovely size dining kitchen with ample space for dining table and chairs at one end, radiator, front facing white uPVC double-glazed window. Modern fitted kitchen with a range of wall and floor units in a wood-effect finish with contrasting laminate wood-effect work surfaces. Integrated electric oven, 4 ring ceramic hob, feature extractor chimney in stainless steel finish with black glass splash back. Space for tall fridge/freezer, space and plumbing for a washing machine, under bench space for additional appliance if required. Stainless steel sink bowl and a half, single drainer and matching Monobloc tap. Built-in cupboard housing the central heating boiler. Recessed lights to ceiling.

LOUNGE

Laminate wood-effect flooring, double radiator, white uPVC double-glazed patio doors leading out and with views of the rear patio and garden.

FIRST FLOOR LANDING

Loft hatch, 2 built-in cupboard useful storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 3

Carpet flooring, radiator, rear facing white uPVC double-glazed window with fitted blinds. This room is large enough to accommodate a double bed.

BEDROOM 1

Very good size double bedroom.

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

BEDROOM 2

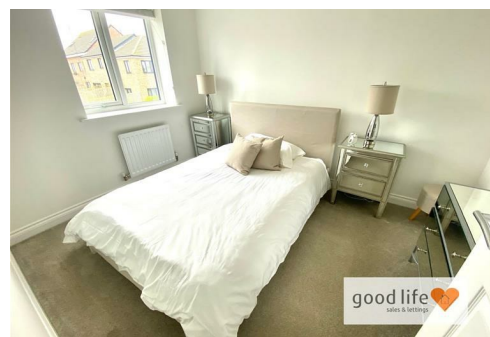
This is also a double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window with fitted blinds. Views out of the window towards the sea on a clear day.

BATHROOM

Vinyl wood-effect flooring, radiator, front facing white uPVC double-glazed window. Toilet with low level cistern, sink with single pedestal and chrome tap, white bath with panel, chrome tap with showerhead attachment, glass shower screen over. The walls within the bath area are finished in a ceramic tile. Extractor fan.

EXTERNALLY



Local Authority
Sunderland

Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

www.goodlifelifehomes.co.uk

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