

Belton Close  
Ryhope  
Sunderland  
SR2 0BF



good life   
sales & lettings



# Belton Close

## £290,000

### INTRODUCTION

DOUBLE FRONTED 4 BED DETACHED HOME - LARGE CONSERVATORY WITH WARM ROOF TO REAR - PROFESSIONALLY BUILD GARDEN LODGE/HOME OFFICE - BEAUTIFULLY LANDSCAPED GENEROUS REAR GARDEN PLOT - MULTI-CAR DRIVEWAY LEADING TO GARAGE - 2 RECEPTION ROOMS - EN SUITE TO MASTER BEDROOM - SEPARATE UTILITY - LOCATED WITHIN LOVELY CUL DE SAC ...

### ENTRANCE VESTIBULE

Carpet flooring, radiator, partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing. 3 doors leading off, 2 to receptions and 1 to dining kitchen.

### RECEPTION ROOM 1

Laminate wood-effect flooring, lovely front facing white uPVC double-glazed bay window. Stylish fireplace with polished quartz fireplace, matching hearth and coal-effect built-in gas fire.

### RECEPTION ROOM 2

Measurements taken into bay window.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bay window.

### DINING KITCHEN

Tiled flooring, radiator concealed behind cover, white uPVC double-glazed window facing out onto conservatory and white uPVC double-glazed doors leading out to conservatory also. This room is a lovely room providing ample space for dining, and there fitted kitchen with a range of wall and floor units in a blue finish with contrasting laminate wood-effect flooring. Integrated double electric oven, 5 ring gas hob and feature extractor chimney in stainless steel finish, space for tall fridge/freezer, integrated dishwasher, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Door leading off to separate utility.

### SEPERATE UTILITY

Tiled flooring, double-glazed external door leading to rear garden and patio, work bench with space for washing machine and dryer below, wall mounted Combi boiler, wall mounted double cupboard providing additional storage. Door leading off to WC.

### W C

Recently renovated by the current owners comprising, chrome towel heater style radiator, hand basin with chrome tap built into storage unit beath, toilet with low level cistern. Recess providing storage, side facing white uPVC double-glazed window providing privacy glass. Stylish tiling to the walls.

### CONSERVATORY

Measurements taken at widest points

Laminate wood-effect flooring, 2 radiators fed from the main Combi boiler system, white uPVC double-glazed window and double-glazed double doors leading out to rear patio and garden. The conservatory has a warm roof fitted for year-round enjoyment.

### FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, built-in cupboard providing storage. 5 doors leading off, 4 to bedrooms and 1 to bathroom.



Local Authority  
Sunderland

Council Tax Band  
D

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

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