

Ronaldsay Close  
Ryhope  
Sunderland  
SR2 0TF



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# Ronaldsay Close

## £159,995

### INTRODUCTION

2 BED HOME WITH POTENTIAL TO CREATE 3 - WELL PRESENTED THROUGHOUT - GARAGE & DRIVEWAY TO FRONT - LARGE REAR GARDEN PLOT WITH SUNNY ASPECT - GENEROUS DINING KITCHEN - SPACIOUS LOUNGE WITH MEDIA WALL - LOVELY CUL DE SAC POSITION...

### ENTRANCE PORCH

Vinyl tile-effect flooring, white uPVC double-glazed window, white uPVC double-glazed door leading to entrance hall.

### ENTRANCE HALL

Carpet flooring, radiator, alarm key pad, carpeted stairs to first floor landing. Door leading off to lounge.

### LOUNGE

Measurements taken at widest points.

Carpet flooring, radiator, front facing white uPVC double-glazed window with lovely views. Media style wall with recess for flat screen TV and built-in shelving also either side of the media wall. Double doors leading through to dining kitchen.

### DINING KITCHEN

Laminate tile-effect flooring, radiator, white uPVC double-glazed window overlooking rear garden and white uPVC double-glazed double doors leading out to rear patio and garden. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with wood-effect contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob and integrated extractor with matching glass splash back. Space for large fridge/freezer if required. Granite style sink with single bowl, single drainer and Monobloc tap, space and plumbing for a washing machine and integrated dishwasher. Combi boiler concealed within a kitchen cupboard.

### FIRST FLOOR LANDING

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

### BATHROOM

Vinyl wood-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Bath with chrome taps and showerhead attachment with glass shower screen over, sink built into vanity unit with chrome tap, toilet with low level cistern. Recessed LED lights to ceiling.

### BEDROOM 1

Measurements do not include depth if fitted wardrobes.

Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows. Fitted wardrobes to 1 wall with sliding doors. It would be possible to turn this room into 2 single rooms because the room does have 2 front facing windows and 1 radiator which could be extended from.

### BEDROOM 2

This is a good size double bedroom.

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

### GARAGE

Manual up and over garage door, electric sockets and lighting.

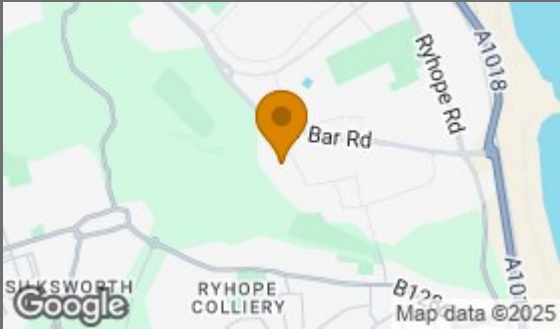
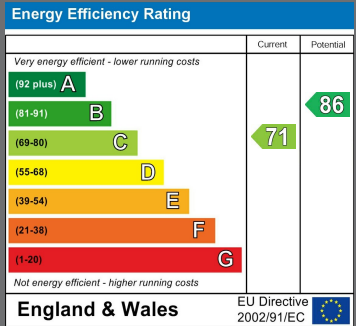
### EXTERNALLY

Situated in a lovely cul de sac set back from the road with greenery to the front. Driveway parking for at least 1



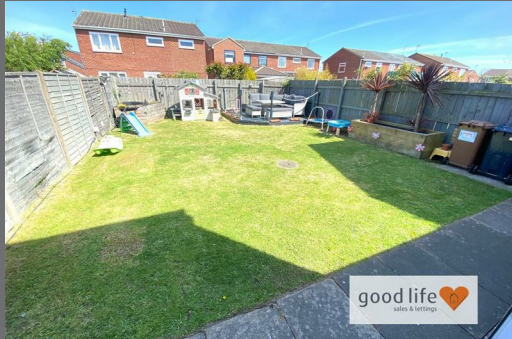
Local Authority  
Sunderland

Council Tax Band  
B



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





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