

Woodham Drive
Ryhope
Sunderland
SR2 0FB



Woodham Drive

£195,000

INTRODUCTION

4 BED TOWN HOUSE STYLE HOME - SPLIT LEVEL - DOUBLE BED OR FAMILY ROOM ON GROUND FLOOR WITH EN SUITE - LOUNGE & DINING KITCHEN ON 1ST FLOOR - REAR GARDEN & PATIO LEADS OFF DINING KITCHEN - 3 BEDS + BATHROOM ON SECOND FLOOR - SOUTH FACING REAR GARDEN - SPACIOUS VERSATILE HOME - ALLOCATED PARKING BAY + ON STREET PARKING ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Vinyl wood-effect flooring, radiator, carpeted stairs to first floor landing. Door leading off to ground floor bedroom or large home office.

BEDROOM 1

Designed as a double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window, built in cupboard providing useful storage. Door leading off to en suite.

EN-SUITE

Vinyl tile effect flooring, radiator. White toilet with low level cistern, white sink with single pedestal and chrome tap, double shower cubicle with shower fed from the main hot water system.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, built in cupboard, 2 doors leading off, 1 to lounge, 1 to kitchen.

DINING KITCHEN

Measurements taken at widest points

Vinyl wood-effect flooring, double radiator, rear facing white uPVC double-glazed window with views over garden, white uPVC double-glazed doors leading directly onto rear patio and garden, door leading to enclosed utility. Fitted kitchen with a range of wall and floor units in jewel colours with laminate wood-effect work surfaces, stainless steel sink with bowl and a half, single drainer and matching monobloc tap. Integrated electric oven, 4 ring gas hob and integrated extractor, space for tall fridge/freezer, space and plumbing for a dishwasher. Utility cupboard provides very useful additional space with plumbing for washing machine and condensing dryer, additional radiator in the cupboard as well and work surface and storage.

LOUNGE

Lovely spacious lounge with carpet flooring, white uPVC double-glazed doors with Juliet balconies and pleasant views, front facing white uPVC double-glazed window with double radiator. The lounge is large enough to accommodate most arrangements of furniture. Tucked away in the corner is staircase leading to second floor.

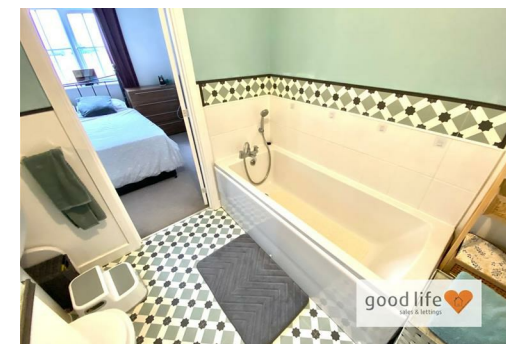
SECOND FLOOR LANDING

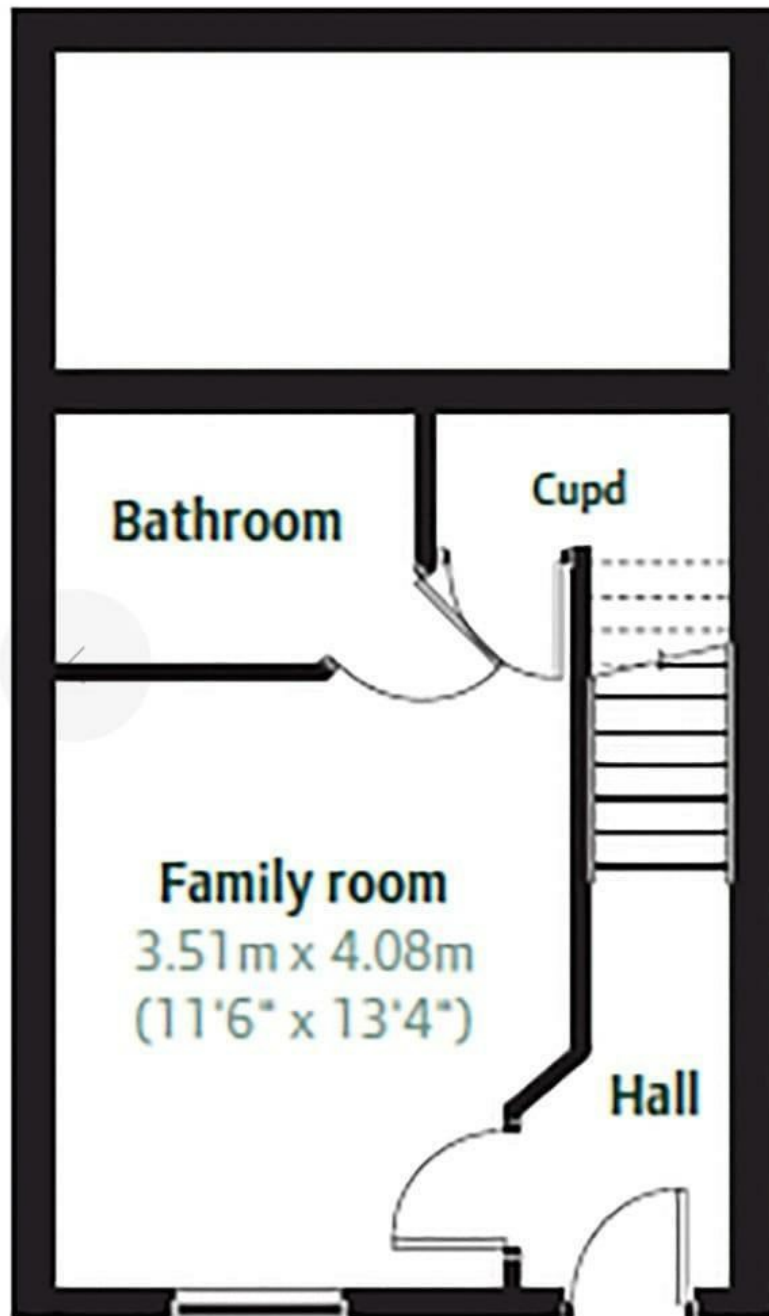
Side facing white uPVC double-glazed window, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

L shaped, Measurements taken at widest points

Vinyl flooring, sink with single pedestal and chrome taps, bath with panel, chrome taps with showerhead attachment, toilet with low level cistern. 3 doors in the bathroom, 2 of which lead out to bedroom 2 and bedroom 3 in a Jack and Jill arrangement and the 3rd directly onto the landing for general use.





Local Authority
Sunderland

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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



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