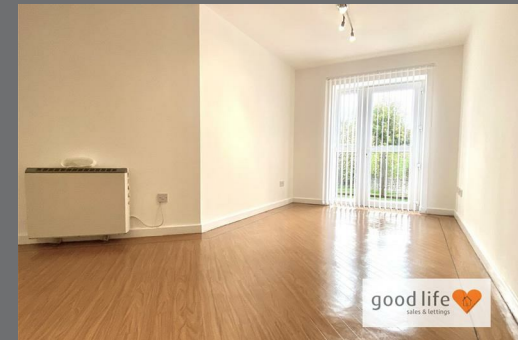


Ryhope Road
Sunderland
SR2 0AH



Ryhope Road

£650 Per Calendar Month

INTRODUCTION

Available Now!!! 2 BEDROOM FIRST FLOOR APARTMENT WITH ENSUITE.

ENTRANCE HALL

LVT flooring, electric heater, alarm key pad, large walk in cupboard providing useful storage and also the location of the water heater. 4 doors leading off, 2 to bedrooms, 1 to bathroom and 1 to lounge/dining/kitchen.

BATHROOM

Vinyl tile effect flooring, chrome towel heater style radiator, white bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome taps with showerhead attachment. The area around the bath is finished a tile with shower rail and curtain over. Electric shaving point.

BEDROOM 1

Small, double bedroom.

Carpet flooring, electric radiator, white uPVC double-glazed window with pleasant south facing rear views. Door leading off to en suite shower room.

EN-SUITE

Vinyl tile effect flooring, sink with single pedestal and chrome taps, toilet with low level cistern, single shower cubicle with shower fed from the main hot water system. Extractor fan.

BEDROOM 2

Carpet flooring, electric heater, rear facing white uPVC double-glazed window with pleasant south facing views.

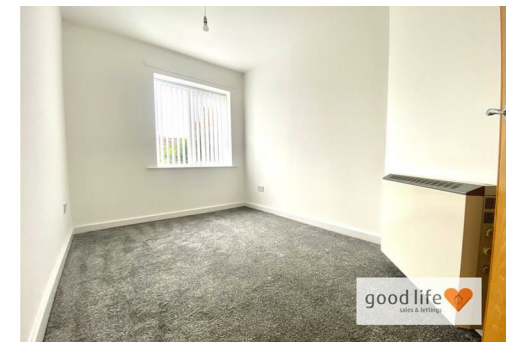
LOUNGE/DINING/KITCHEN

Measurements taken at widest points

A large open plan room with natural lounge area opening out onto a south facing balcony with white uPVC double-glazed balcony door, electric wall mounted heater. Recently installed fitted kitchen with a range of wall and floor units in a pastel finish with stainless steel sink with single bowl, single drainer and matching monobloc tap, ample storage in the kitchen area and the kitchen comes furnished with double fridge/freezer, washing machine, electric oven and 4 ring ceramic hob. The large breakfast bar presents the opportunity for informal breakfast bar dining with double sockets and USB points above.

EXTETNALLY

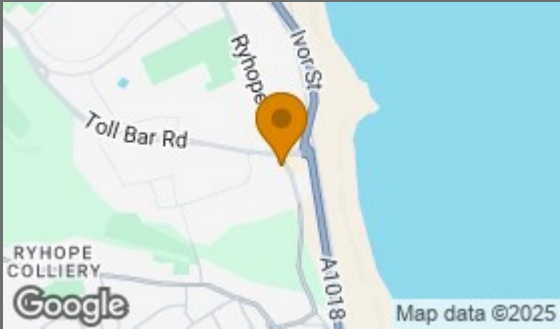
Secure entrance to the block with a lift to all floors and staircase. Car parking enclosed under ground/ground level.



Local Authority
Sunderland

Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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