

Byony Toft
Ryhope
Sunderland
SR2 0NS



good life 
sales & lettings

Byony Toft

£79,995

INTRODUCTION

SPACIOUS 2 BED FIRST FLOOR FLAT - OWN FRONT DOOR - OWN GARDEN AND OUTDOOR SPACE - LOVELY ELEVATED GREEN VIEWS

- WELL MAINTAINED THROUGHOUT - ON STREET PARKING - TERRIFIC VALUE FOR MONEY - LEASEHOLD 125 YEARS FROM 1991 - ALSO OWNS SHARE OF FREEHOLD - SMALL MONTHLY CHARGE OF £15 FOR GROUNDS MAINTENANCE ...

ENTRANCE HALL

Entrance via uPVC double-glazed door. Staircase to first floor landing.

FIRST FLOOR LANDING

Window with views out over to the sea, radiator, loft hatch, very large built in walk in cupboard. 5 doors leading off, 2 to bedrooms, 1 to lounge, 1 to bathroom and 1 to kitchen.

BEDROOM 1

Lovely size double bedroom.

Carpet flooring, radiator, fitted wardrobes to 1 wall (measurements do not include depth of fitted wardrobes) 2 white uPVC double-glazed windows both with beautiful views over countryside towards the sea. This really is a lovely room to wake up to on a morning and isn't over looked.

BATHROOM

Laminate wood-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, glass shower screen over, chrome taps and separate shower fed from the main hot water system, comprising fixed overhead shower and separate handheld shower. The area around the bath is finished in uPVC cladding for convenience. Extractor fan.

BEDROOM 2

Good size single bedroom.

Carpet flooring, single radiator, white uPVC double-glazed window with lovely views over countryside.

KITCHEN

Laminate wood-effect flooring, modern wall mounted combi boiler, fitted kitchen with a range of floor units in a painted finish with laminate work surfaces, stainless steel sink with single bowl, single drainer and matching monobloc tap. Space and plumbing for a washing machine, space for electric oven with stainless steel splash back and matching extractor, space for tall fridge/freezer. Space within the kitchen for a small dining table and chairs. Rear facing white uPVC double-glazed window with pleasant views.

LOUNGE

Carpet flooring, radiator, 2 white uPVC double-glazed windows, side and rear facing, with pleasant views. This is a lovely large lounge which the current owner has spilt into a small dining area and a natural living area also.

EXTERNALLY

On street parking to the front.

Pathway leading to your own front door with your own garden opposite.

The garden comprises a lovely outdoor space with gravel chippings and an area of lawn and enjoys a sunny aspect particularly in the morning and provides rare outdoor space for an apartment.

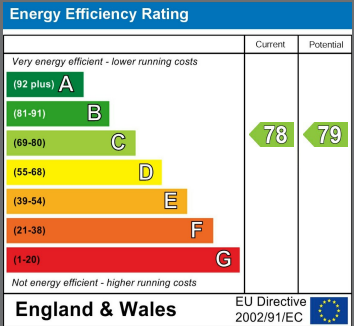
GENERALLY

The estate management is £11 a month and is for the maintenance of general areas around the estate.



Local Authority
Sunderland

Council Tax Band
A



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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