

Lansdowne
Ryhope
Sunderland
SR2 0DG



Lansdowne

£129,995

INTRODUCTION

3 BEDROOM SEMI-DETACHED - EXTENDED KITCHEN - MULTI CAR DRIVEWAY - DETACHED GARAGE - RECENT FACELIFT & REDECORATION THROUGHOUT - READY TO MOVE INTO - NO CHAIN ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, alarm key pad, carpeted stairs to first floor landing. Under stairs cupboard, door leading off to reception room 2.

RECEPTION ROOM 1

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, fire surround in a wood finish with tiled effect hearth and back and built in electric fire. Double door opening which leads into reception room 2.

RECEPTION ROOM 2

Formally used as a dining room but is a lovely second reception room.

Continuation of the laminate wood-effect flooring from the lounge, double radiator, rear facing white uPVC double-glazed window with views over the garden. Door leading into entrance hall, door leading to rear lobby, further door leading to walk in cupboard which has a double electric socket.

REAR LOBBY

Vinyl wood-effect flooring, door leading off to wc, door leading off to kitchen.

W C

Continuation of the vinyl wood-effect flooring, toilet with low level cistern. White panelling to the walls and ceiling.

BREAKFASTING KITCHEN

Measurements taken at the widest points.

Vinyl wood-effect flooring, side facing white uPVC double-glazed window, white uPVC double-glazed door leading out to the rear garden, uPVC double-glazed door leading directly to the front driveway. Fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate wood-effect work surfaces. Stainless steel sink with single bowl, single drainer and matching monobloc tap, space and plumbing for a washing machine, space for cooker, space for a fridge and freezer. Part of an extension to the original property.

FIRST FLOOR LANDING

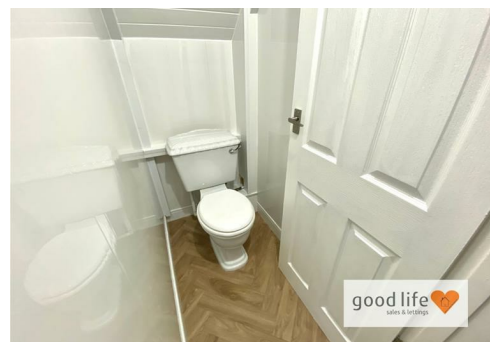
Side facing white uPVC double-glazed window, loft hatch. 4 doors leading off, 3 to bedrooms and to 1 bathroom.

BATHROOM

Vinyl wood-effect flooring, stylish uPVC cladding to the walls and ceiling, white toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel, chrome taps with showerhead attachment with fixed shower and separate hand held shower. Rear facing white uPVC double-glazed window with privacy glass, extractor fan.

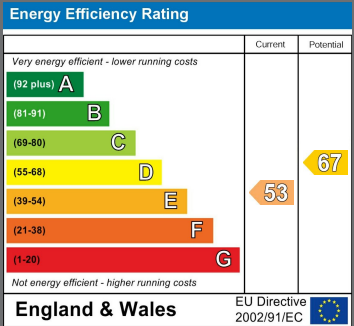
BEDROOM 1

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built in cupboard providing some storage. This is a good size double bedroom.



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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