

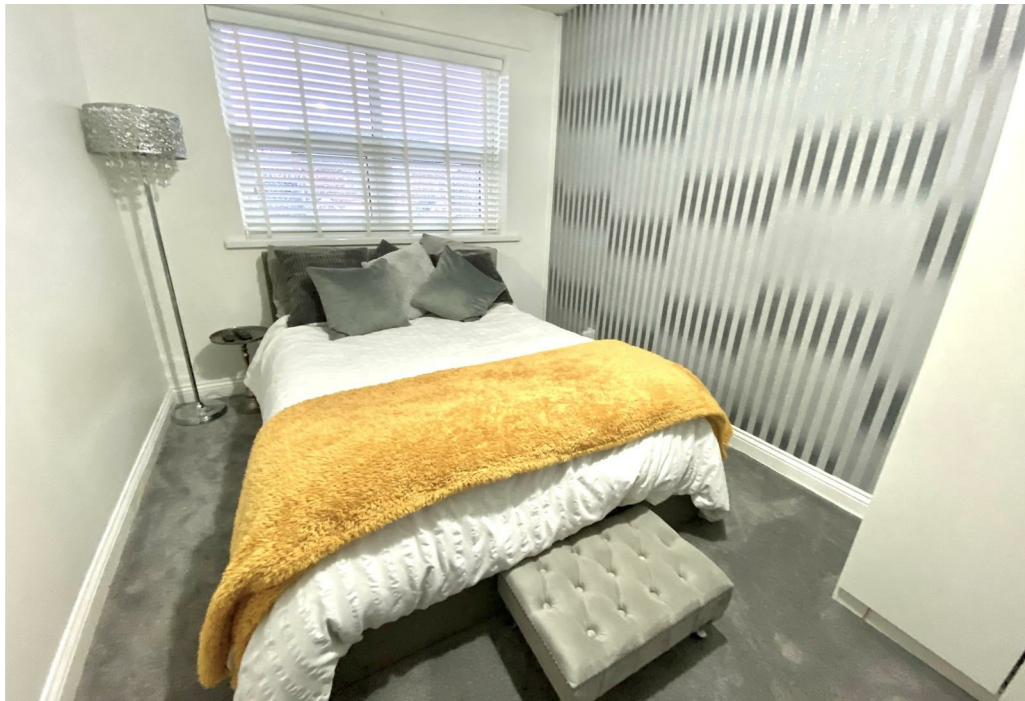
Markington Drive
Ryhope
Sunderland
SR2 0LB



good life
sales & lettings







Markington Drive

Asking Price £275,000

INTRODUCTION

4 BED DETACHED WITH EN SUITE - SOUGHT AFTER DEVELOPMENT - SPACIOUS 1378 sq ft - MULTI CAR DRIVEWAY - GARAGE WITH INTEGRAL DOOR INTO UTILITY - GOOD SIZED REAR GARDEN WITH SUNNY ASPECT - LOUNGE THROUGH DINING ROOM - SEPARATE UTILITY - LEASEHOLD (INSERT TERM AFTER GINA DOES SEARCH) ...

ENTRANCE HALL

Entrance via double-glazed door. LVT Karndean wood-effect flooring, radiator, white uPVC double-glazed window, stylishly carpeted stairs with stair runner leading to first floor. Door leading off to lounge.

LOUNGE

15'2 x 11'3

Continuation of LVT Karndean flooring, double radiator, front facing white uPVC double-glazed bow window. Double door opening into dining room.

DINING ROOM

10'6 x 9'6

Continuation of the LVT Karndean flooring, double radiator, white uPVC double-glazed sliding doors with views of and leading out to the rear patio and beyond. Door leading off to breakfasting kitchen.

BREAKFASTING KITCHEN

13'5 x 8'7

Laminate wood-effect flooring, rear facing white uPVC double-glazed window with views over the garden. Fitted kitchen with a range of wall and floor units in a grey finish with contrasting laminate works surface. Granite style sink with bowl and a half, single drainer and flexible monobloc tap. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney, integrated under fridge, space for American style fridge/freezer, breakfast bar with work surface. Door leading off to separate utility.

SEPERATE UTILITY

9'4 x 5'0

Laminate wood-effect flooring, external double-glazed door leading out to the side of the property, radiator, built in cupboard with stainless steel sink and chrome taps, space and plumbing for a washing machine and dryer, extractor fan, integral door leading to garage, door leading to WC.

WC

8'2 x 3'0

Vinyl wood-effect flooring, radiator, toilet with low level cistern, sink with single pedestal and chrome taps. Extractor fan.

FIRST FLOOR LANDING

Built in cupboard, 5 doors leading off, 4 to bedrooms and 1 to bathroom.

BATHROOM

7'8 x 5'5

Very stylish recently updated bathroom with tasteful tile choices, bath with tiled panel and chrome taps, toilet with low level cistern, wall mounted sink with chrome tap, separate shower cubicle with electric shower. Designer style towel heated rail, recessed lights to ceiling, rear facing white uPVC double-glazed window with privacy. Extractor fan. Illuminated mirror.

MASTER BEDROOM

12'2 x 9'10

Carpet flooring, radiator, white uPVC double-glazed window front facing. Extensive fitted wardrobes with sliding doors, large built in cupboard providing additional storage. Door leading off to en-suite.

EN-SUITE

7'6 x 5'3

Measurements taken at widest points into shower cubicle.

Recently upgraded, wall and floor tiles in a quartz finish, single shower cubicle with electric shower and pivot door, toilet and sink built into a vanity unit with chrome tap and concealed cistern. Recessed lights and extractor fan. Designer style radiator, illuminated mirror, front facing white uPVC double-glazed window with privacy glass.

BEDROOM 2

14'7 x 8'7

Large double bedroom.

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

BEDROOM 3

11'4 x 8'3

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a good size double bedroom.

BEDROOM 4

11'0 z 8'7

Measurements taken at widest points.

This is a very good size single bedroom

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

GARAGE

16'4 x 8'3

Manual roller shutter door, electric sockets and lighting, consumer unit, wall mounted combi boiler which vendor advises us was replaced a couple of years ago. Internal door leading back to utility.

EXTERNALLY

Multi car driveway parking, well maintained lawn front garden, additional on street parking.

The property enjoys a paved patio immediately adjacent to the house, large area of lawn, a garden shed and pergola providing some cover for the vendor's hot tub. The garden has an east and south facing aspect which means it benefits from sunshine for the majority of the day, weather permitting.



Local Authority
Sunderland

Council Tax Band
D

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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