

Withernsea Grove  
Ryhope  
Sunderland  
SR2 0BU



# Withernsea Grove

## £129,995

### INTRODUCTION

LARGER STYLE 2 DOUBLE BED LINK - BEAUTIFULLY PRESENTED - STYLISH DECOR & MEDIA WALL - FABULOUS WOODLAND VIEWS TO REAR - GARAGE IN NEARBY BLOCK - AMPLE ON STREET PARKING - READY TO MOVE INTO - EXCEPTIONAL VALUE - NO CHAIN ...

### ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Herringbone laminate flooring, white uPVC double-glazed windows and meter cupboard. Replacement internal door leading directly into lounge.

### LOUNGE

Continuation of the herringbone laminate flooring throughout the lounge for stunning effect, double radiator, front facing white uPVC double-glazed bow window, open plan staircase to first floor. Impressive media wall which runs the length of one wall with integral plasma fire and space for flat screen TV. Integral lights to built into shelving either side of the media unit. Recessed lights to ceiling, door leading off to the kitchen.

### KITCHEN

Again, very well presented with laminate wood-effect flooring, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to rear garden, wall mounted Combi boiler, double radiator. Fitted kitchen with a range of wall and floor units in a light cream finish with contrasting wood-effect laminate work surface. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, integrated washing machine, space for tall fridge/freezer.

### FIRST FLOOR LANDING

Loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

### BEDROOM 1

Measurements do not include depth of fitted wardrobes.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes running the length of one wall providing a good degree of storage and hanging space. This is a good size double bedroom.

### BATHROOM

Recently renovated with stylish tiling choices to the wall and floor, toilet and sink built in vanity unit with concealed cistern, push button flush and chrome tap, bath with panel, glass shower screen over and chrome taps and separate shower fed from the main Combi boiler system. Extractor fan, chrome towel heater style radiator.

### BEDROOM 2

Also a double bedroom.

Carpet flooring, built in cupboard, radiator, rear facing white uPVC double-glazed window with beautiful views over woodland. Fitted wardrobes with sliding doors.

### EXTERNALLY

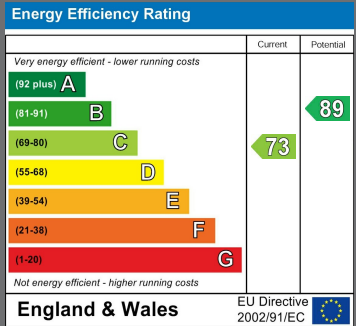
Pedestrian walk way to the front and separate detached garage in a nearby block, and block paved pathway leading down to entrance porch.

The rear garden is completely low maintenance and paved with steps leading down from the back door and pedestrian gated access to the rear for refuse bin etc etc. The rear of this property looks out onto open and wooded land and when we were photographing and measuring the property we could see a variety of birds.



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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