



**Ralph Avenue, Ryhope, Sunderland**

**Offers in the Region Of £110,000**

**LARGER STYLE 3 BEDROOM SEMI**

**HUGE FRONT AND SIDE GARDEN/DRIVEWAY**

**POTENTIAL TO EXTEND IN FUTURE**

**LARGE CORNER PLOT**

**EPC RATING (to follow)**

**NO CHAIN IF REQUIRED**

LARGER STYLE 3 BEDROOM SEMI - LARGE CORNER PLOT - HUGE FRONT AND SIDE GARDEN/DRIVEWAY - POTENTIAL TO EXTEND IN FUTURE - NO CHAIN IF REQUIRED ... Good Life Homes are delighted to bring to the market a larger style 3 bedroom semi-detached home at Ryhope which sits on a large plot particularly to the front and side with a multi-car driveway and potential to extend the driveway still further. Internally, the property briefly comprises; large lounge, kitchen/dining room, WC, 3 first floor bedrooms and large bathroom with separate bath and shower. The corner site has huge potential and may suit buyers who would like to park a van, caravan or motorhome and could be extended further down the side of the property. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via white uPVC double-glazed window. Laminate wood-effect flooring, radiator, built-in cupboard housing the electric meter and electric consumer unit. Stairs leading to the first floor, door leading off to lounge.

### DINING KITCHEN 13' 5" x 9' 4" (4.09m x 2.84m)

Laminate wood-effect flooring, 2 rear facing white uPVC single-glazed windows. Fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate work surfaces, integrated double oven, 4 ring gas hob and integrated extractor hood, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for large fridge/freezer, space table and chairs. Open plan rear lobby leading off.

### REAR LOBBY

2 doors leading off, 1 to large cupboard (with wooden framed single-glazed window) 1 to WC, white uPVC double-glazed door leading to the side of the property.

### WC 5' 4" x 5' 0" (1.62m x 1.52m)

Tiled flooring, side facing white uPVC single-glazed window with privacy glass. White sink built into vanity unit with chrome tap, toilet with low level cistern, uPVC cladding to the walls.

### FIRST FLOOR LANDING

Side facing white uPVC single-glazed window, loft hatch. 4 doors leading off, 3 to bedroom and 1 to bathroom, plus door leading off to large built in cupboard.

### BATHROOM 10' 3" x 8' 8" (3.12m x 2.64m)

Laminate including a raised floor in the bath and shower area. White toilet with concealed cistern, sink built into vanity unit with chrome tap, corner bath with chrome taps and shower head attachment, double corner shower unit with electric shower. Radiator, white uPVC single-glazed window with privacy glass, rear facing wooden framed single-glazed window. The walls in the shower area are finished in a uPVC cladding and there are tiles to approx. half of height around the remainder of the bathroom. This is a very large generous bathroom.

### BEDROOM 1 11' 8" x 10' 0" (3.55m x 3.05m)

This is a good size bedroom. Laminate wood-effect flooring, radiator, front facing white uPVC single-glazed window.



### BEDROOM 2 11' 10" x 8' 6" (3.60m x 2.59m)

This is also double bedroom. Measurements include depth of the fitted wardrobes. Laminate wood-effect flooring, radiator, rear facing wooden framed single-glazed window, wall mounted Combi boiler

### BEDROOM 3 11' 8" x 7' 2" (3.55m x 2.18m)

Laminate wood-effect flooring, radiator, front facing white uPVC single-glazed window. Built-in cupboard providing some storage and shelving space.

### EXTERNALLY

The property is situated on a very large corner site with large area of gravel front garden, paving and expansive area of block paved driveway suitable with a dropped kerb for parking multiple vehicles with the opportunity to expand down the side further if required. The property has a low maintenance rear garden mostly laid to gravel with an additional extensive paved patio to the rear and side providing a low maintenance outdoor space. The side of the property's narrowest point being 13ft extending to much wider provides the opportunity for future extension subject to planning approval. Fence and gate provide a partition between the front and side gardens but this could be moved or extended to provide more or less parking depending on the needs of the new owners.



