Beechbrooke

Ryhope
Sunderland
SR2 0NZ









good life
sales & lettings

Beechbrooke

£79,995

INTRODUCTION
Good Life Homes are delighted to bring to the market this two bedroom ground floor apartment within the sought-after Beechbrooke development in Ryhope. Offering a generous lounge/dining room with a front-facing bay window and pleasant views, the apartment also benefits from a kitchen with a range of integrated appliances, two bedrooms and a bathroom with a shower over the bath. The principal bedroom has two built-in wardrobes, while allocated parking is situated to the rear of the building. Well-maintained communal areas, an entry-phone system and a convenient location for commuting add to the appeal. Viewing is recommended to appreciate the accommodation on offer.

ENTRANCE HALL
Laminate wood-effect flooring, radiator and alarm keypad. Doors lead to both bedrooms, the lounge/dining room and bathroom.

LOUNGE/DINING ROOM
Measurements taken at the widest points.
A generous reception room with laminate wood-effect flooring, a double radiator and a single radiator. A front-facing white uPVC double-glazed bay window enjoys pleasant views. There is ample space for a dining table and chairs, with an open-plan archway leading through to the kitchen.

KITCHEN
Laminate tile-effect flooring, double radiator and white uPVC double-glazed window. Fitted with a range of wall and floor units in a light wood-effect finish with contrasting laminate work surfaces. Appliances include an integrated electric oven, four-ring gas hob, integrated extractor, integrated dishwasher, integrated washing machine and under-bench fridge. A built-in cupboard houses the combi boiler and provides additional storage.

BEDROOM 1
A double bedroom with carpet flooring, double radiator, white uPVC double-glazed window and two built-in wardrobes.

BEDROOM 2
A smaller double bedroom with carpet flooring, double radiator and a front-facing white uPVC double-glazed window.

BATHROOM
Vinyl wood-effect flooring and radiator. Fitted with a pedestal wash basin with chrome taps, toilet and panelled bath with chrome taps and a separate shower over.

EXTERNALLY AND ACCESS
Allocated parking is situated to the rear of the building, with access into the communal areas from the rear.

TENURE AND MANAGEMENT CHARGES
Leasehold. Lease details and management charges are to be confirmed.





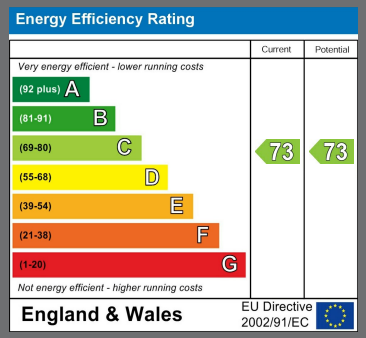






Local Authority
Sunderland

Council Tax Band
B





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





Contact

0191 565 6655
info@goodlifehomes.co.uk
www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

good life
sales & lettings