

Mariville East
Ryhope
Sunderland
SR2 0QB



good life
sales & lettings







Mariville East

Offers In The Region Of £120,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this well maintained three-bedroom semi-detached home in Ryhope, offering an attractive price point for a three-bedroom property and a good sized rear garden plot.

ENTRANCE PORCH

White uPVC double-glazed entrance door, tiled flooring and white uPVC double-glazed windows. White uPVC double-glazed doors lead into the entrance hall.

ENTRANCE HALL

Carpet flooring, radiator and a replacement staircase with chrome spindles and carpeted stairs to the first floor. Under stairs storage cupboard and a door leading into the dining kitchen.

DINING KITCHEN

14'10 x 10'1

Vinyl tile-effect flooring, radiator and a rear-facing white uPVC double-glazed window overlooking the garden. Fitted with a range of floor units in a wood-effect finish, complementary laminate work surfaces and a stainless steel single-bowl sink with single drainer and matching Monobloc tap. Integrated four-ring ceramic hob and integrated double electric oven with space for a microwave above. A double doorway opens into the lounge, a white uPVC double-glazed door leads into the conservatory, and a further door leads to an internal lobby providing access to the downstairs WC and, via a uPVC double-glazed door, the rear lobby.

LOUNGE

11'11 x 11'8

Carpet flooring, large double radiator and a front-facing white uPVC double-glazed bow window. The chimney breast has been partly opened to create a feature recess, currently accommodating a freestanding electric fire.

CONSERVATORY

8'6 x 7'0

Carpet flooring, large double radiator, opaque polycarbonate roof and white uPVC double-glazed windows. A pair of white uPVC double-glazed doors opens directly onto the rear patio and garden.

DOWNSTAIRS WC

5'0 x 2'9

Tiled flooring and a white WC with mid-level cistern. A uPVC single-glazed window with privacy glass faces into the rear lobby.

REAR LOBBY

16'7 x 5'0

A spacious covered passage linking the front uPVC double-glazed door with a rear GRP door opening into the garden. Electric lighting and useful storage space, with access to the former wash house.

FORMER WASH HOUSE

9'2 x 6'6

Measurements at the widest points.

Electric lighting, water supply and a rear-facing uPVC single-glazed window. Currently used for a washing machine and dryer, with shelving and floor space providing additional storage.

LANDING

Carpeted stairs lead to the landing, which has a side-facing white uPVC single-glazed window and loft hatch. Four doors lead to the three bedrooms and bathroom.

BEDROOM 1

11'9 x 10'8

A good sized double bedroom with carpet flooring, radiator, rear-facing white uPVC double-glazed window and built-in storage cupboard.

BEDROOM 2

11'5 x 9'0

A good sized double bedroom with carpet flooring, radiator and a front-facing white uPVC double-glazed window.

BEDROOM 3

9'0 x 8'1

Measurements at the widest points.

A good sized single bedroom with laminate wood-effect flooring, double radiator and a front-facing white uPVC double-glazed window.

BATHROOM

5'6 x 5'2

Laminate wood-effect flooring and tile-effect uPVC wall cladding. Panelled bath with chrome tap and a separate shower supplied by the combi boiler system. Wash basin with storage beneath and chrome tap, rear-facing uPVC double-glazed window with privacy glass, and chrome towel radiator.

EXTERNALLY

Front Garden - The front garden is completely block paved and offers potential for double driveway parking, subject to the necessary permissions and provision of a dropped kerb. The kerb onto the street has not currently been dropped. On-street parking is also available. A uPVC double-glazed door provides side access into the rear lobby.

Rear Garden - A good sized, well maintained rear garden with paved patio areas in two positions to make the most of the sunny aspect. Slate chippings, artificial grass and a large garden shed complete the outside space.

GENERAL

All measurements are approximate.



Local Authority
Sunderland

Council Tax Band
A

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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