

Rosslyn Avenue
Ryhope
Sunderland
SR2 0SB





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Rosslyn Avenue

Asking Price £85,000

INTRODUCTION

4 BED SEMI-DETACHED HOUSE - 2 BATHROOMS - VERY LARGE GARDEN PLOT - LOFT ROOM WITH LADDERS/ELECTRIC & WINDOWS - REQUIRES UPDATING PRICED TO REFLECT - HAS GAS CENTRAL HEATING VIA COMBI-BOILER - HAS UPVC DOUBLE GLAZING - INVESTOR/RENOVATION PROJECT - RARE - NO CHAIN ...

ENTRANCE PORCH

Entrance at the side of the property via a white uPVC double-glazed door. Vinyl flooring, white uPVC double-glazed window, opaque poly-carbonate roof, white uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing, fuse box, electric meter located in built in cupboard. Door leading off to lounge.

LOUNGE

17'0 x 16'0

Measurements taken at widest points

Very large lounge in this particular style of property with laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing some storage, door leading off to bathroom, door leading off to kitchen.

KITCHEN

14'5 x 10'0

Spacious dining kitchen with laminate wood-effect flooring, radiator, 2 rear facing white uPVC double-glazed windows with views over the garden, 3 side facing white uPVC double-glazed windows. Fitted kitchen which needs renewal comprising a range of wall and floor units in a laminate wood-effect finish with wood effect laminate work surface. Integrated electric oven, 5 ring gas hob, stainless steel sink with bowl and a half, single drainer and Monobloc tap, external hardwood door rear patio and garden. The kitchen is large enough to accommodate a dining table and chairs.

BATHROOM

9'9 x 5'3

Measurements taken at widest points.

Hand basin with chrome taps, toilet with low level cistern, bath with panel, chrome taps and showerhead attachment. Vinyl flooring, radiator, tiled walls, rear facing white uPVC double-glazed window with privacy glass.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch with pull down ladders providing access to a particle loft conversion which has 2 double-glazed roof windows, electric lighting and carpet flooring. It is not classed as a bedroom in its current format but the loft space provides a useful additional space.

SECOND BATHROOM

8'7 x 4'0

Toilet with low level cistern, sink with single pedestal and chrome tap, single shower cubicle with shower fed from the main hot water system. Vinyl flooring, chrome towel heater style radiator, uPVC cladding to the ceiling, side facing white uPVC double-glazed window with privacy glass.

BEDROOM 4

8'8 x 7'1

Single bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with pleasant views over garden, allotments beyond and fields. This room shares the adjoining wall with the bathroom.

BEDROOM 3

12'4 x 8'9

Measurements taken at widest points, the room is L-shaped.

Radiator, front facing white uPVC double-glazed window, built in cupboard housing the modern combi boiler. This is a L-shaped room but would be classed as a large single or small double.

BEDROOM 2

12'0 x 9'7

Double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with pleasant views over garden, allotments beyond and fields.

BEDROOM 1

14'0 x 11'3

Very large double bedroom.

Radiator, front facing white uPVC double-glazed window.

EXTERNALLY

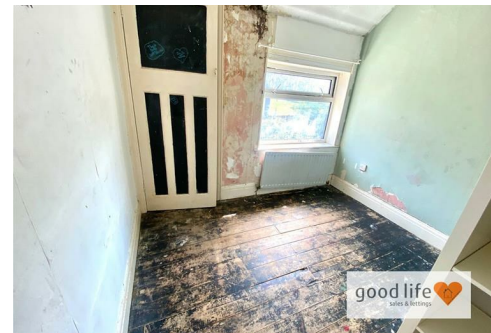
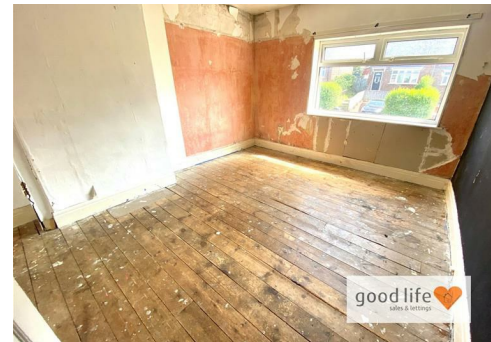
Dropped kerb providing driveway access, front garden with pebbles, pathway leading to the door, gated access down the side of the property to the rear.

The property benefits from a very large rear garden plot which has a paved patio immediately adjacent to the house, a brick out building providing storage, steps down leading to a sizable garden plot. 1 neighbouring property appears to be well looked after and the other neighbouring property is undergoing a full renovating project including renovation of the garden. So, this would be a good time to acquire this particular property.

GENERAL

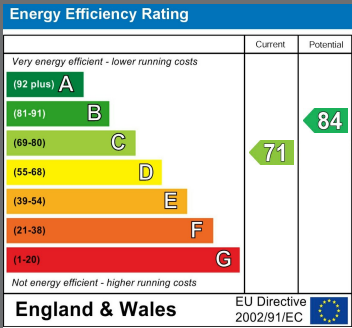
The property benefits from vacant possession with NO CHAIN.

4 bed well presented and modernised house in the current market to be in the region of £130,000 plus



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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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