

Floralia Avenue  
Ryhope  
Sunderland  
SR2 0PA







## Floralia Avenue

# Offers In The Region Of £195,000

### INTRODUCTION

IMPRESSIVE CONSIDERABLY EXTENDED 3 BED HOME - GENUINE DOUBLE GARAGE WITH REMOTE DOOR - BEAUTIFULLY MANICURED GARDENS - LARGEST CORNER PLOT POSITION - EXTENDED TO REAR - UPDATED & WELL PRESENTED THROUGHOUT - VILLAGE CENTRE LOCATION - EXCEPTIONAL VALUE

### ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Vinyl tile effect flooring, white uPVC double-glazed windows and white partially-glazed door leading into entrance hall.

### ENTRANCE HALL

Lovely wide space approx. 7ft 5" typical of the style of house. Staircase leading to first floor landing, radiator, white uPVC double-glazed window with decorative stained and leaded glass and secondary glazing also. 2 doors leading off to reception rooms, door leading off to kitchen, door leading off to WC.

### W C

4'0 x 3'10

Vinyl tile effect flooring, hand basin, toilet with mid level cistern. Rear facing white uPVC double-glazed window with privacy glass, electric consumer unit.

### RECEPTION ROOM 1

15'1 x 12'2

Measurements taken into bay.

Carpet flooring, radiator below bay window, white uPVC double-glazed lovely bay window overlooking the front garden. Feature fire surround in a wood-effect finish with quartz hearth and back and built in coal effect gas fire. Double sliding doors leading to reception room 2.

### RECEPTION ROOM 2

12'4 x 12'3

Lovely size room.

Double radiator, carpet flooring, sliding doors leading back into reception room 1, door leading to entrance hall, white uPVC double-glazed window and door leading into the rear extension (snug).

### REAR EXTENSION/SNUG

11'3 x 9'5

Lovely extended room to the rear, double-glazed roof window, white uPVC double-glazed bow window facing the rear garden. Feature fireplace in a quartz finish with matching hearth and back and built in electric fire. This is a cosy room, well illuminated, which the current owners use as a TV room. Partially-glazed door leading into the rear lobby.

### REAR LOBBY

9'2 x 3'10

Forming part of an extension.

Vinyl tile effect flooring, rear facing white uPVC double-glazed window and door, wooden framed single-glazed window and door leading back into the kitchen, internal door leading to garage.

## KITCHEN

15'8 x 7'5

Vinyl tile effect flooring, double radiator. Fitted kitchen with a range of wall and floor units in a wood-effect finish with contrasting laminate work surfaces, freestanding oven with 4 ring gas hob and integrated extractor, space and plumbing for a washing machine and dryer, under bench space for fridge and freezer, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap situated beneath a side facing white uPVC double-glazed window. Recessed lights to ceiling.

## FIRST FLOOR LANDING

Lovely large landing with white uPVC double-glazed window with leaded stained glass and secondary glazing, 5 doors leading off, 3 to bedrooms, 1 bathroom and 1 to large built in cupboard which has shelving and is the location of the combi boiler.

## BATHROOM

9'5 x 7'7

Tiled flooring and walls in a matching stone effect tile, separate bath with chrome taps, separate quadrant shower with electric shower and sliding glass doors, sink with single pedestal and chrome tap, toilet with low level cistern. 2 white uPVC double-glazed windows privacy glass, side and rear facing, recessed lights to ceiling. This is a lovely size bathroom.

## BEDROOM 1

15'2 x 12'0

Good size bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window.

## BEDROOM 3

7'8 x 7'2

Good size for a 3rd bedroom.

Carpet flooring, front facing white uPVC double-glazed window, radiator. This is certainly a good size single bed or a terrific home office.

## BEDROOM 2

13'0 x 10'9

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built in wardrobes providing a good degree of storage and hanging space.

## DOUBLE GARAGE

20'1 x 17'6

2 roller shutter remote doors providing access and split into 2 single garages, one is 7ft 8" wide and other approx. 9ft wide providing comfortable access for 2 vehicles.

White uPVC double-glazed window with privacy glass, solid uPVC door leading to the front/side garden, integral door leading into the rear lobby. Electric lighting and sockets and being connected to the house via an integral door offers a fantastic space for either vehicle storage or an additional lock up/storage area.

## EXTERNALLY

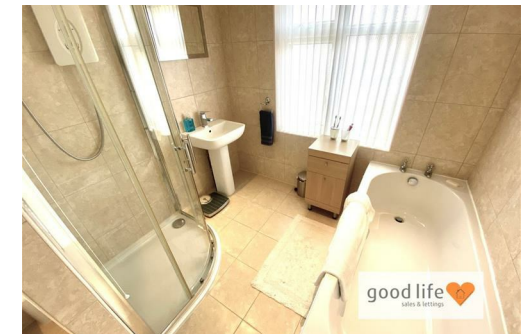
External to the front.

The property sits on a large corner plot, which we think is the largest plot on Floralia Avenue which has been beautifully landscaped by the current owner with formal lawn gardens either side of the pathway, mature borders and shrubs natural diving wall with decorative blocks providing a separate low main paved seating area with direct access to the garage. We can't emphasise enough that that the garden is absolutely immaculately maintained and presented. Access down to the side of the property to a paved area which provides direct to the garage via a pedestrian door at the rear of the garage, outside water tap.

The rear garden is also immaculately maintained with paved patio, manicured lawn and mature borders. Perimeter fencing and a garden shed, access gate to the side linking the rear garden to the garage and driveway. The gardens front, side and rear are positioned to enjoy sunshine all day.

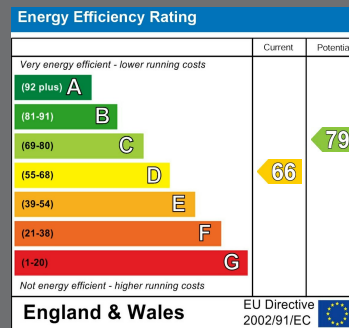
## GENERAL

The owners are willing to leave most fixtures and fittings including carpet flooring, curtains, light fittings, garden furniture, appliances if required.



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



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