

Ryhope Road
Grangetown
Sunderland
SR2 9PY



Ryhope Road

£170,000

INTRODUCTION

SUPERB 3 BEDROOM MID LINK - STUNNING REAR KITCHEN WITH BI-FOLD DOORS - DRIVEWAY - BEAUTIFUL SOUTH FACING REAR GARDEN - LANDSCAPED REAR GARDEN - GREAT GRANGETOWN LOCATION ...

SMALL ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. White uPVC double-glazed door leading to entrance hall.

ENTRANCE HALL

Stunning with tiled flooring, radiator concealed behind cover, original staircase to first floor landing, under stairs cupboard, 2 doors leading off, 1 to lounge and 1 to dining kitchen.

LOUNGE

Measurements taken at widest points and into bay.

Carpet flooring, 2 double radiators, front facing white uPVC double-glazed bay window, period fireplace with wooden surround and granite hearth, built in coal effect cast fire and tiled inserts. This is a lovely room.

DINING KITCHEN

Measurements taken at widest points.

An absolutely stunning room which has been opened up with a quality fitted kitchen, laminate work surfaces and central island unit with 4 ring gas hob and inbuilt extractor. Ceramic sink with gold effect Monobloc tap, integrated electric oven situated at waist height for convenience, integrated washing machine, integrated fridge/freezer. Bi-fold doors spanning an opening of approx. 13ft occupying 1 wall which is a stunning feature given the south facing aspect, it means sunshine streams into this fabulous kitchen space throughout the year. Porcelain marble style flooring, large designer panel style radiator, built in cupboard which houses the combi boiler.

FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

White bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome taps with showerhead attachment. Tiled flooring, tiled walls with border detail, radiator, rear facing white uPVC double-glazed window with privacy glass. Loft hatch.

BEDROOM 1

Carpet flooring, radiator behind cover, rear facing white uPVC double-glazed window, original cast fireplace. Built in cupboard providing storage. This is a good size double bedroom.

BEDROOM 2

Also a double bedroom.

Carpet flooring, radiator behind cover, front facing white uPVC double-glazed window, original cast fireplace. Built in cupboard providing additional storage.

BEDROOM 3

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

EXTERNALLY

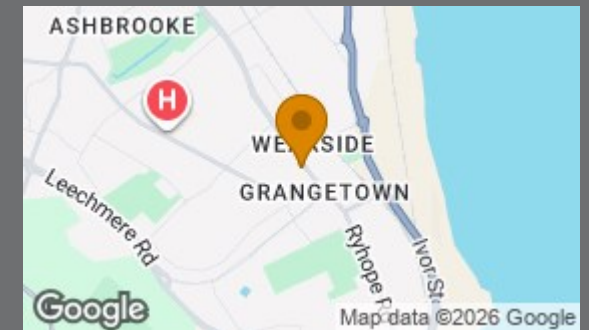
The property has a block paved driveway suitable for parking at least 1 vehicle with further potential for on street parking.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		



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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