Viewforth Road

Ryhope
Sunderland
SR2 0NG

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Asking Price £299,995

INTRODUCTION

5 BED DETACHED ON LARGE GARDEN PLOT - HUGELY 2 STOREY EXTENSION TO SIDE - CUL DE SAC POSITION - MULTI CAR DRIVEWAY + GENEROUS GARAGE - EN SUITE TO MASTER BEDROOM - POTENTIALLY NO CHAIN - SOUGHT AFTER LOCATION - WELL PRESENTED & MODERNISED ...

ENTRANCE HALL

Lovely size.

Entrance via GRP double-glazed door. Carpet flooring, radiator, carpeted stairs to first floor landing. Door leading off to kitchen, door leading off to reception room 1.

RECEPTION ROOM 1

15'3 x 11'8

Measurements taken at widest points and into bay.

Carpet flooring, radiator, front facing white uPVC double-glazed bay window into pleasant cul de sac, stylish fire surround with slate effect hearth and built in electric fire. Double door opening providing an open plan feel to a separate dining room.

DINING ROOM

14'2 x 8'4

Carpet flooring, double radiator, white uPVC double-glazed doors and windows providing views of the rear patio and garden. Leading off the dining room is a door to the kitchen.

KITCHEN

10'7 x 9'5

Part of the original kitchen space, this kitchen has tiled flooring, stylish well organised units with laminate work surfaces, double integrated oven, 4 ring ceramic hob and feature extractor chimney in a black finish, stainless steel sink with single bowl, single drainer and Monobloc tap situated beneath a uPVC double-glazed window which has views over the garden, integrated dishwasher, sperate bespoke tall cupboard unit which provides ample storage. Door leading back into the entrance hall, partially glazed door leading into the secondary kitchen.

SECONDARY KITCHEN

15'9 x 9'1

Forms part of the rear ground floor extension to the property. Matching fitted kitchen units to the main kitchen with laminate work surface, space for tall fridge/freezer, double radiator, tall cupboard providing useful storage, 2 white uPVC double-glazed windows facing onto the rear garden, white uPVC double-glazed door also with views and leading out to the rear garden, door leading off to the rear lobby.

REAR LOBBY

Tiled flooring, door leading off to WC, integral door leading off to garage.

W C

5'4 x 3'4

Tiled flooring, chrome towel heater style radiator. Toilet with low level cistern, hand basin with chrome tap and cupboard beneath, white uPVC double-glazed window with views over garden.

FIRST FLOOR LANDING

6 doors leading off, 1 to bathroom and 5 to bedrooms and 1 to built in cupboard.

BEDROOM 1
13'0 x 12'1
Lovely double bedroom which is part of an extension to the original property.
Carpet flooring, radiator, white uPVC double-glazed window with lovely views overlooking garden. Door leading off to en-suite.

EN-SUITE
6'6 x 5'1
Toilet with low level cistern, sink built into vanity unit with chrome tap, quadrant shower cubicle with chrome showerhead with fixed and separate hand held shower fed from the main hot water system. Towel heater style radiator, white uPVC double-glazed window with privacy glass.

BEDROOM 2
15'8 x 10'9
Also large double bedroom.
Carpet flooring, radiator, front facing white uPVC double-glazed window with views over cul de sac.

BATHROOM
8'8 x 5'4
Laminate wood-effect flooring, black towel heater style radiator, toilet with concealed cistern and push button flush, stylish sink with black tap built into drawer unit beneath, bath with panel, glass shower screen over, black taps with separate electric shower over. Very stylish tiling choices to the walls including feature wall. 2 rear facing white uPVC double-glazed windows with privacy glass. Please note, the bathroom has been recently completed and is a lovely example.

BEDROOM 3
12'5 x 9'8
Also a double bedroom.
Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobe with sliding mirrored doors.

BEDROOM 4
10'10 x 9'1
Also a double bedroom.
Carpet flooring, double radiator, rear facing white uPVC double-glazed window.

BEDROOM 5
9'2 x 8'2
Measurements taken at widest points.
Very good size single bedroom.
Carpet flooring, double radiator, front facing white uPVC double-glazed window with views over cul de sac. Built in cupboard providing some storage and hanging space.

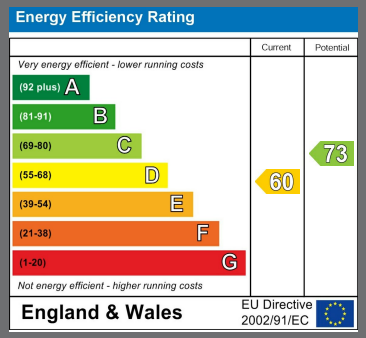
GARAGE
15'10 x 15'5
Measurements taken at widest points.
For practical vehicle access, the widest points should be considered as 12ft approx.
Electric roller shutter doors, power sockets, lighting, side facing white uPVC double-glazed window, laminate work bench with storage beneath and wall cupboards. This is a fantastic space for parking a car securely or using as additional storage area. The current owners have an additional freezer in the garage.

EXTERNALLY
The property has a multi-car driveway where the current owners have a caravan parked with comfortable access down the side of the property leading to the rear. Well maintained low maintenance front garden with gravel chippings.

The property has a very large rear garden plot which extends considerably to the corner and the rear. Comprises mostly lawn but some block paved and paved patio areas immediately adjacent to the house, garden shed, some

Local Authority
Sunderland

Council Tax Band
C



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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