

Burleigh Close  
Ryhope  
Sunderland  
SR2 0BZ





## BURLEIGH CLOSE TUNSTALL VALE

- 🏠 3 DOUBLE BED DETACHED
- 🏠 EN SUITE TO MASTER BED
- 🏠 PROFESSIONAL GARAGE CONVERSION

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## Burleigh Close

# Offers In The Region Of £235,000

### INTRODUCTION

3 DOUBLE BED DETACHED HOME - EN SUITE TO MASTER BEDROOM - DOUBLE LENGTH DRIVEWAY - PROFESSIONAL CONVERTED GARAGE INTO LIVING SPACE - CONVERSION COULD BE A SUPERB HOME OFFICE - LOVELY CUL DE SAC POSITION - MORE DESIRABLE BELLWAY HOMES BUILT STYLE - LOVELY REAR GARDEN - WELL PRESENTED - CORRECTLY PRICED IN OUR OPINION ... VIEWS OVER SPORTS GROUND TO REAR...

### ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Laminate wood-effect flooring, door leading directly into the lounge.

### LOUNGE

18'7 x 11'8

Measurements taken at widest points and into bay.

Lovely size lounge. Laminate wood-effect flooring, white uPVC double-glazed bay window overlooking the cul de sac with pleasant views, double radiator, feature electric fire place. Archway leading through to the dining room, door leading off to second reception/games room.

### RECEPTION ROOM 2/GAMES ROOM

13'0 x 7'4

Professionally converted from what was originally the garage, the games room is an integral part of the property with thoughtfully constructed and positioned uPVC double-glazed window, radiator fed from the main system, built in cupboard providing lots of additional space. The main room could be used as a games room or children play area/tv room or fantastic home office depending on the needs of the new owners.

### DINING ROOM

11'10 x 10'6

Continuation of the laminate wood-effect flooring from the lounge, double radiator, white uPVC double-glazed doors leading out to the rear patio and providing views over the garden open plan staircase to first floor. Door leading off to the kitchen.

### KITCHEN

10'10 x 9'0

Good size kitchen which is large enough to accommodate a small size table and chairs.

Laminate tile effect flooring, double radiator, rear facing white uPVC double-glazed window with views over the garden. Fitted kitchen with a range of wall and floor units in a cream finish with contrasting wood-effect laminate work surfaces, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a dishwasher, space for electric oven with feature extractor chimney in a stainless-steel finish and under bench space for fridge. Door leading off to separate utility room.

### UTILITY ROOM

5'8 x 5'1

Laminate tile effect flooring, double-glazed door leading to the side of the property, wall mounted central heating boiler, laminate wood-effect work surface with space beneath for washing machine and fridge/freezer, extractor fan. Door leading off to WC.

### WC

5'1 x 3'2

Laminate tile effect flooring, toilet with low level cistern, sink with single pedestal and chrome taps, radiator, extractor fan.

### FIRST FLOOR LANDING

Loft hatch with pull down ladders, the vendor has the majority of the loft space bordered with a light providing useful storage and access. Built in cupboard housing the hot water cylinder, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM

6'8 x 5'6

Tiled flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps. Stylish tiling to approx. half height with decorative marching border. Extractor fan.

### BEDROOM 1

14'2 x 8'9

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with pleasant views towards the sports ground. Fitted wardrobes to 1 wall with sliding doors. This good size double bedroom with en suite leading off.

### EN SUITE

5'10 x 5'7

Laminate tile-effect flooring, designer style vertical radiator in a grey finish. Quadrant shower cubicle with stylish grey cladding panels and chrome shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower, white toilet with low level cistern, white sink with chrome tap built into vanity unit. Rear facing white uPVC double-glazed window with privacy glass, extractor fan.

### BEDROOM 2

10'10 x 9'10

Good size double bedroom.

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

### BEDROOM 3

9'10 x 8'1

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is also a double bedroom.

### EXTERNALLY


2 car driveway with the potential to extend further, well maintained lawn front garden. The property is set in a cul de sac in a lovely position with pleasant aspect to the front.

The property has a lovely well maintained rear garden with paved patio and gravel patio, extensive area of lawn and further patio positioned to the bottom of the garden to catch the sun also. The garden is very well maintained with well stocked borders.



Local Authority  
Sunderland

Council Tax Band  
D

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