

Esdale
Ryhope
Sunderland
SR2 0JE





good life
sales & lettings





Esdale

Offers In The Region Of £120,000

INTRODUCTION

LARGER STYLE 2 BEDROOM SEMI-DETACHED - RARE DESIRABLE LOCATION / ASPECT - OVERLOOKING HISTORIC PUMPING STATION TO REAR - DRIVEWAY - WOULD BENEFIT FROM SOME UPDATING - NO CHAIN - POTENTIAL TO SPLIT FRONT BEDROOM.

ENTRANCE HALL

Recently installed GRP double-glazed door. Carpet flooring, carpeted stairs to first floor landing, front facing white uPVC double-glazed window, under stairs cupboard. Partially-glazed door leading off to the lounge partially-glazed door leading to kitchen.

LOUNGE

13'0 x 11'7

Carpet flooring, double radiator, front facing white uPVC double-glazed window, wall mounted gas fire, built in cupboard providing storage.

KITCHEN

16'2 x 9'0

Measurements do not include the depth of kitchen units on 1 of the walls. Vinyl wood-effect flooring, double radiator, rear facing white uPVC double-glazed window with lovely views over the garden and towards Ryhope Pumping Station. Well presented fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate work surface, double electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, integrated fridge/freezer, integrated dishwasher, ample cupboard and storage space. The views from the kitchen and rear end of the property are really something to behold. Door leading off to rear lobby.

REAR LOBBY

White uPVC double-glazed exit door leading to the side property, door leading off to WC.

WC

5'4 x 2'9

Toilet with mid-level cistern, white uPVC double-glazed window with privacy glass facing onto the side of the property.



FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 3 doors leading off to, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

18'2 x 11'4

Measurements taken at widest points and include depth of fitted wardrobes. Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows, built in cupboard providing storage. Fitted wardrobes to 1 wall with sliding doors. This room is commonly converted into 2 bedrooms given its size and given the fact there is 2 windows already in place.

BEDROOM 2

11'8 x 10'10

Good size double bedroom.

Carpet flooring, radiator, white uPVC double-glazed window with amazing views to the rear (see photo) wall mounted combi boiler, built in cupboard with shelving providing some storage.

BATHROOM

6'1 x 5'5

Carpet flooring, 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, rear facing white uPVC double-glazed window with privacy glass. The walls are completely tiled with ceramic tile and decorative border.

EXTERNALLY


Dropped kerb leading to driveway parking, access door down the side which leads to the rear of the property, lawn front garden and block paved steps leading down to the entrance door.

The property benefits from an approx. south facing rear garden which has a large block paved patio leading to a large area of lawn. The garden is very well proportioned and is mature with well maintained conifer hedging and shrubs, and has views directly over Ryhope Pumping Station and pond. It is a fabulous location and there are even sea views from parts of the garden. External brick outhouse and space to the side of the property which is approx. 12ft which provides the opportunity to create a garage in the future or an extension in the future. Access down the side of the property to the front and the outhouse contains Belfast sink and cold water tap, plumbing for a washing machine, front facing uPVC single-glazed window, electric sockets and lighting.



Local Authority
Sunderland

Council Tax Band
A

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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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