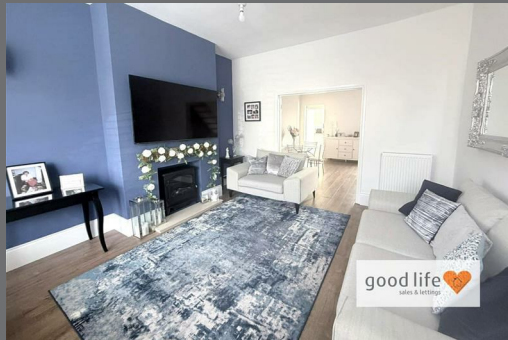


Smith Street
Ryhope
Sunderland
SR2 0RG



Smith Street

£94,995

INTRODUCTION

2 DOUBLE BEDROOM MID TERRACED HOUSE - 2 LARGE RECEPTION ROOMS - MOSTLY RENOVATED - WELL PRESENTED - GREAT LOCATION ...

LOUNGE

Lovely size lounge.

Laminate wood-effect flooring, large double radiator, white uPVC double-glazed bay window with built in window seat, feature wall with partially open chimney breast and electric socket suitable for electric fire. Double door opening which leads directly into a separate dining room.

DINING ROOM

Continuation of the laminate wood-effect flooring, radiator, open plan staircase to first floor, rear facing white uPVC double-glazed window. To the rear of the dining room is an open-door opening leading directly into the kitchen.

KITCHEN

Recently installed fitted kitchen with a range of wall and floor units in a white high gloss finish with black handles and laminate wood-effect work surfaces, integrated electric oven, 4 ring gas hob and feature extractor chimney in a black finish, space and plumbing for a washing machine, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, space for a tall fridge/freezer. Radiator, white uPVC double-glazed window, gas combi boiler, open doorway leading to the rear lobby.

REAR LOBBY

Laminate wood-effect flooring, white uPVC double-glazed door leading into rear yard, space for condensing dryer if required. Door leading off to bathroom.

BATHROOM

The bathroom has benefited from a recently installed new bathroom suite comprising, bath with black taps and showerhead attachment, sink with black waste and tap, toilet with black push button flush, newly double radiator installed, rear facing white uPVC double-glazed window with extractor fan. New LED lights to ceiling. The bathroom will require the new owners to finish it off in a wall covering of their choice (for example tiling or cladding)

FIRST FLOOR LANDING

Loft hatch, 2 doors leading off, both to bedrooms.

BEDROOM 1

Large double bedroom.

Laminate wood-effect, double radiator, front facing white uPVC double-glazed window. This is a lovely large room.

BEDROOM 2

A huge double bedroom which is rear facing. Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window. Built in cupboard providing some storage.

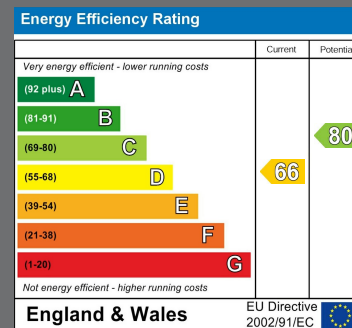
EXTERNALLY

For refuse bins, access to back lane and further storage cupboard.



Local Authority
Sunderland

Council Tax Band
A



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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