

Richmond
Ryhope
Sunderland
SR2 0BW



Richmond

£135,000

INTRODUCTION

3 BEDROOM SEMI DETACHED HOME - STYLISHLY PRESENTED THROUGHOUT - READY TO MOVE INTO GREAT LOCATION - QUALITY DINING KITCHEN WITH DOORS ONTO DECKING - WELL-APPOINTED BATHROOM WITH WALK-IN SHOWER - LOVELY GARDEN - BRICK OUTBUILDINGS ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Vinyl tile effect flooring, radiator, carpeted stairs to first floor landing, front facing white uPVC double-glazed window, under stairs cupboard, 2 doors leading off, 1 to lounge and 1 to dining kitchen.

LOUNGE

Measurements taken at widest points and into bay.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bay window. Lovely feature chimney breast, panelling to approx. half height on some of the walls. This is a lovely light and spacious room.

DINING KITCHEN

Lovely open plan space stretching across the rear of the property with laminate wood-effect flooring, feature panelling to the chimney breast wall, large double radiator providing heat to the space, white uPVC double-glazed window. Modern fitted kitchen with a range of wall and floor units in a stylish light finish with wood-effect laminate work surfaces. Quartz style sink with bowl and a half, single drainer and Monobloc tap. Integrated double electric oven, 4 ring gas hob and feature extractor chimney, integrated under bench fridge and integrated under bench freezer. Built in cupboard houses a combi boiler, breakfast bar returns offers the opportunity for informal dining but there is ample space for dining table and chairs situated in front of the front of white uPVC double-glazed patio doors which lead out to the raised decking and patio beyond.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1

Good size double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing additional storage.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window with elevated views over the roof tops of the sea. Built in cupboard providing storage. This is a good size double bedroom.

BEDROOM 3

The room is L-shaped and measurements taken at widest points.

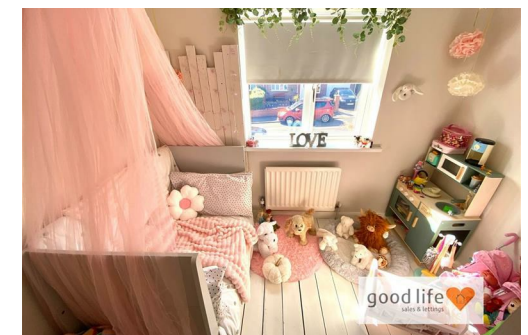
Single bedroom with natural wood flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing storage. This would make a good single bedroom or home office depending on the needs of the new purchasers.

BATHROOM

White bathroom suite with toilet with low level cistern, sink with single pedestal and chrome taps and shower cubicle.

EXTERNALLY

Very well maintained front garden with lawn, gravel chippings rail way sleeper feature, access down to the side of



Local Authority
Sunderland

Council Tax Band
A

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