

Windbrook  
Ryhope  
Sunderland  
SR2 0FE



good life   
sales & lettings

# Windbrook

£215,000

## INTRODUCTION

SUPERB PLOT IN CUL DE SAC - LARGE SOUTH FACING REAR GARDEN PLOT- 3 BEDROOM DETACHED - 3 DOUBLE BEDROOMS - EN SUITE TO MASTER - DOORS FROM DINING KITCHEN INTO GARDEN - GREAT OPPORTUNITY

## ENTRANCE PORCH

Entrance via GRP double-glazed door. Radiator, carpet flooring. Door leading off to lounge.

## LOUNGE

Measurements taken at widest points.

Good size lounge. Carpet flooring, double radiator, front facing white uPVC double-glazed window. Door leading off to internal hallway.

## INTERNAL HALLWAY

Carpet flooring, radiator, carpeted stairs first floor landing, integral door leading off to garage, door leading off to WC, door leading off to kitchen/dining room.

## W C

Vinyl flooring, radiator, toilet with low level cistern, hand basin with chrome taps, extractor fan.

## DINING KITCHEN

A lovely dining kitchen stretching the width of the property to the rear. Vinyl flooring, double radiator, lovely large uPVC double doors leading out to decked patio and garden. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with complementary laminate work surface. Integrated electric oven, 4 ring gas hob and integrated extractor, space and plumbing for a washing machine, space for tall fridge/freezer, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap situated beneath a white uPVC double-glazed window which views over garden, built-in cupboard housing the central heating boiler.

## FIRST FLOOR LANDING

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

## BATHROOM

Radiator, side facing white uPVC double-glazed window. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps, extractor fan.

## PRINCIPAL BEDROOM

Carpet flooring, radiator, 2 front facing white uPVC double-glazed window. Feature panelling to one wall, door leading off to en suite.

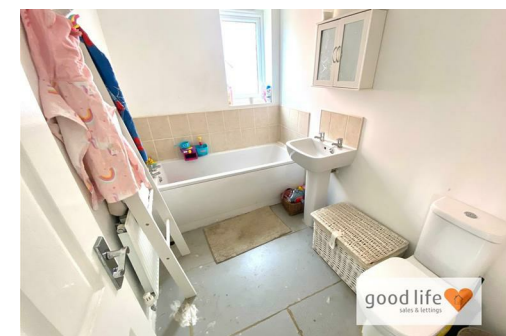
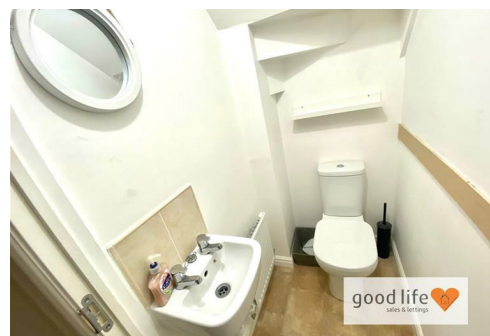
## EN SUITE

Carpet flooring, radiator, front facing white uPVC double glazed window with privacy glass. Double shower cubicle with sliding glass doors and shower fed from the main hot water system, toilet with low level cistern, sink with single pedestal and chrome taps. Extractor fan.

## BEDROOM 2

This is a double bedroom.

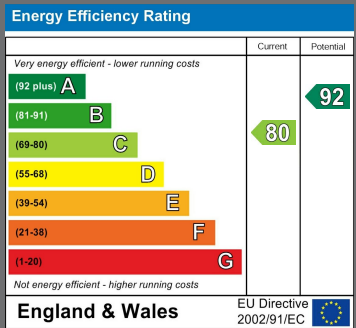
Carpet flooring, radiator, rear facing white uPVC double-glazed window.



Local Authority

Council Tax Band

D



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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