

Withernsea Grove
Ryhope
Sunderland
SR2 0BU



Withernsea Grove

£110,000

INTRODUCTION

2 BED END LINK - FREEHOLD - WELL PRESENTED - NO CHAIN - REAR GARDEN LOOKING ONTO WOODLAND - EXCELLENT VALUE ...

ENTRANCE PORCH

Entrance via uPVC double-glazed door. Laminate wood-effect flooring, alarm key pad, door leading off to lounge.

LOUNGE

Carpet flooring, large double radiator, fire surround with built in electric fire, open plan staircase leading to first floor landing. Door leading off to kitchen.

KITCHEN

Laminate tile effect flooring, white uPVC double-glazed window and door over looking the rear garden. Fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate work surfaces, integrated electric oven, 5 ring gas hob, stainless steel splash back and matching extractor hood, stainless steel sink with single bowl, single drainer and monobloc tap, space and plumbing for a washing machine, space for dryer, space for tall fridge/freezer. Space for a small table and chairs, double radiator, recessed lights to ceiling.

FIRST FLOOR LANDING

Loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window with pleasant views. Built in cupboard some storage.

BATHROOM

Vinyl tile flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white bath with panel, chrome tap with showerhead attachment, sink built into vanity unit with chrome taps.

BEDROOM 2

This is a good size/ generous single bedroom.

Laminate, double radiator, rear facing white uPVC double-glazed window with pleasant views including some sea views over the treetops. The current owner uses this as a dressing room with extra wardrobes and hanging space and desk etc.

EXTERNALLY

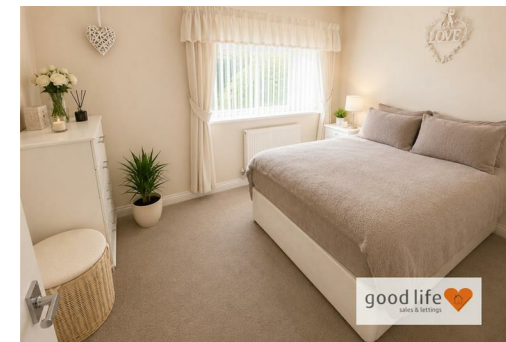
The property is situated in a really pleasant pedestrian only walkway to the front with green outlook, it has its own front garden which is mainly laid to lawn, pathway leading to front door.

The property has a pleasant rear garden which is not overlooked from the rear with a paved patio, area of lawn, fencing to 3 sides and pedestrian gate to the rear for access for refuse bins etc.

GENERAL

Please note, the property is Free hold

Please note that there is believed to be a plot of land which is suitable for building a garage which comes with the house. See land registry plan.



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		
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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