Sealand Close

Ryhope

Sunderland

SR2 0FU









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Sealand Close

Asking Price £185,000

INTRODUCTION

Rural views to the front and side make this cul-de-sac setting on sought-after Cherry Tree Park a real draw. Carefully planned landscaping gives the development its appeal, and easy access to the A19, A690 and key local business parks makes it a superb commuter base. Built by Barratt Homes, this beautifully presented three-bedroom property is ready to move into, with quality fittings throughout.

ENTRANCE HALL

A double-glazed GRP entrance door opens into a carpeted hall with a radiator and carpeted stairs to the first-floor landing. A door leads into the lounge.

LOUNGE

13'0 x 11'9

At widest points.

Carpeted lounge with a double radiator and a front-facing white uPVC double-glazed window with Georgian-style bars and rural views. A door leads into the inner hall.

INNER HALL

Wood-effect vinyl flooring and a large built-in storage cupboard. Doors lead to the lounge, ground-floor WC and dining kitchen.

GROUND FLOOR WC

5'0 x 3'5

White low-level WC and pedestal washbasin with chrome tap. Wood-effect vinyl flooring, radiator and extractor fan.

DINING KITCHEN

15'0 x 10'0

The dining kitchen spans the full width of the house. Wall and base units in a soft-toned finish have black handles and dark laminate worktops. The stainless-steel single-bowl sink and drainer with mixer tap sit below a white uPVC double-glazed window overlooking the rear garden. Integrated appliances include an electric oven, four-ring ceramic hob, fridge freezer, dishwasher and washing machine. The hob has a stainless-steel chimney extractor and glass splashback. The central heating boiler is housed in a cupboard. There is room for a dining table and chairs, with wood-effect vinyl flooring, a double radiator and white uPVC double-glazed patio doors opening onto the rear decking.

FIRST FLOOR LANDING

Radiator, loft hatch and doors to the three bedrooms and bathroom.

PRINCIPAL BEDROOM
9'5 x 9'4
Excluding the depth of the fitted wardrobes.
Double bedroom with carpeted flooring, radiator and a front-facing white uPVC double-glazed window with rural views. Upgraded double fitted wardrobes and a door to the en suite shower room.

EN-SUITE SHOWER ROOM
6'2 x 5'7
Double shower enclosure with sliding glass doors and a shower fed from the main hot-water system. Low-level WC and pedestal washbasin with chrome tap. Tile-effect vinyl flooring, radiator, extractor fan and a front-facing white uPVC double-glazed window with privacy glass.

BEDROOM 2
9'7 x 7'10
Double bedroom with carpeted flooring, radiator and a rear-facing white uPVC double-glazed window. Professionally fitted wardrobes provide hanging and storage space.

BEDROOM 3
9'7 x 6'10
Good-sized single bedroom with carpeted flooring, radiator and a rear-facing white uPVC double-glazed window.

BATHROOM
6'3 x 5'7
Internal bathroom with no window, fitted with a panelled bath with chrome tap and shower over, a pedestal washbasin with chrome tap and a low-level WC. Tile-effect vinyl flooring, radiator and extractor fan.

EXTERNALLY
Front - Block-paved driveway for up to two cars, an electric vehicle charging point and a path to the front door. Further on-street parking is available. The cul-de-sac position offers rural views to the front and side.
Rear Garden - Patio doors open onto a raised decked seating area. Beyond the decking is a lawn and a paved path to the garden shed and rear access gate. The garden has an approximately south-easterly aspect and catches the morning and afternoon sun.
All measurements are approximate.



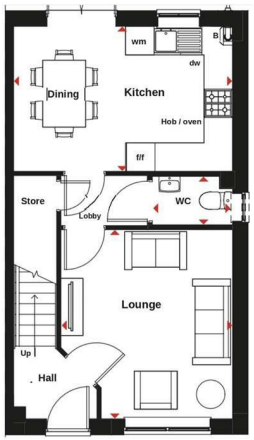




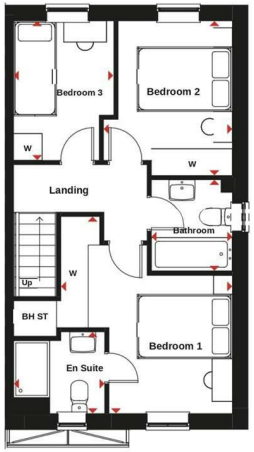




Ground Floor



First Floor



Sealand Close,
Cherry Tree Park, SR2

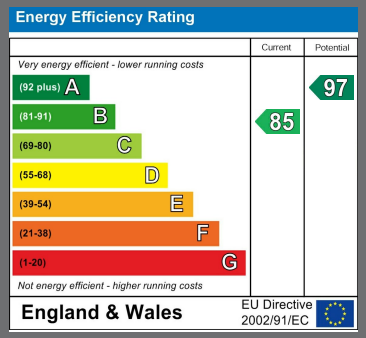
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Measurements contained within the floor plan are for illustrative purposes only and should not be relied upon.

Local Authority
Sunderland

Council Tax Band
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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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