Wilshire Close

Ryhope

Sunderland

SR2 0FD









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Wilshire Close

Asking Price £200,000

INTRODUCTION
Good Life Homes are delighted to bring to the market this spacious four bedroom semi detached home offering versatile accommodation over three floors, fantastic elevated sea views to the front and a fully landscaped rear garden.

ENTRANCE HALL
Accessed via a GRP double-glazed entrance door. Carpet flooring, radiator and carpeted stairs leading to the first floor landing. Door to Bedroom One.

BEDROOM 1
13'4 x 11'6
A generous and versatile room designed to function as the principal bedroom, with carpet flooring, double radiator, white uPVC double-glazed window to the front and a large built-in cupboard. Door to the en suite shower room. With three further bedrooms on the second floor, this room could alternatively provide a superb home office with its own en suite facilities.

EN SUITE SHOWER ROOM
6'10 x 5'3
Vinyl tile-effect flooring, radiator, double shower cubicle with shower supplied from the main hot water system, WC with low-level cistern and pedestal wash basin with chrome tap. Extractor fan.

FIRST FLOOR LANDING
White uPVC double-glazed window to the side, built-in storage cupboard and doors to the dining kitchen and lounge.

DINING KITCHEN
14'9 x 10'8
Fitted with a range of kitchen units in a soft colour finish with contrasting laminate work surfaces. Integrated electric oven, four-ring gas hob and extractor, plus integrated fridge freezer. Stainless steel one-and-a-half bowl sink with single drainer and matching Monobloc tap. White uPVC double-glazed window to the rear overlooking the garden, built-in cupboard housing the central heating boiler and large double radiator. Ample space for a dining table and chairs. White uPVC double-glazed patio doors provide direct access to the rear patio and garden.

BUILT IN UTILITY CUPBOARD
4'0 x 3'6
Vinyl wood-effect flooring, laminate work bench, space and plumbing for a washing machine and space for a condensing dryer. Electric sockets, extractor fan and radiator.

LOUNGE
14'10 x 13'0
A lovely spacious lounge with carpet flooring, double radiator and white uPVC double-glazed window to the front. White uPVC double-glazed doors open to a Juliet balcony, with terrific sea views over the rooftops. An open-plan staircase leads to the second floor landing.

SECOND FLOOR LANDING
White uPVC double-glazed window to the side, loft hatch and doors to three bedrooms and the bathroom.

BEDROOM 2
14'10 x 9'9
A lovely double bedroom with carpet flooring, radiator and two white uPVC double-glazed windows to the front enjoying terrific elevated views out to sea. Built-in storage cupboard and door providing direct access to the bathroom.

BEDROOM 3
9'0 x 8'4
Carpet flooring, radiator and white uPVC double-glazed window to the rear. Direct access to the bathroom forms part of the Jack and Jill arrangement.

BEDROOM 4
9'0 x 6'2
Carpet flooring, radiator and white uPVC double-glazed window to the rear.

BATHROOM
7'6 x 7'4
Measurements at widest points.
Vinyl tile-effect flooring, radiator, WC with low-level cistern, pedestal wash basin with chrome tap and panelled bath with chrome tap. Three doors provide access from the landing, Bedroom Two and Bedroom Three, creating a Jack and Jill bathroom arrangement.

EXTERNALLY
Front and Side - Driveway parking for at least one vehicle with potential to extend further. Side access leads to the rear garden via steps, reflecting the split-level layout of the property.
Rear Garden - A landscaped rear garden with an extended paved patio and an area of artificial grass. Perimeter fencing to three sides and stepped side access to the front. Direct access from the first floor dining kitchen onto the patio and garden.

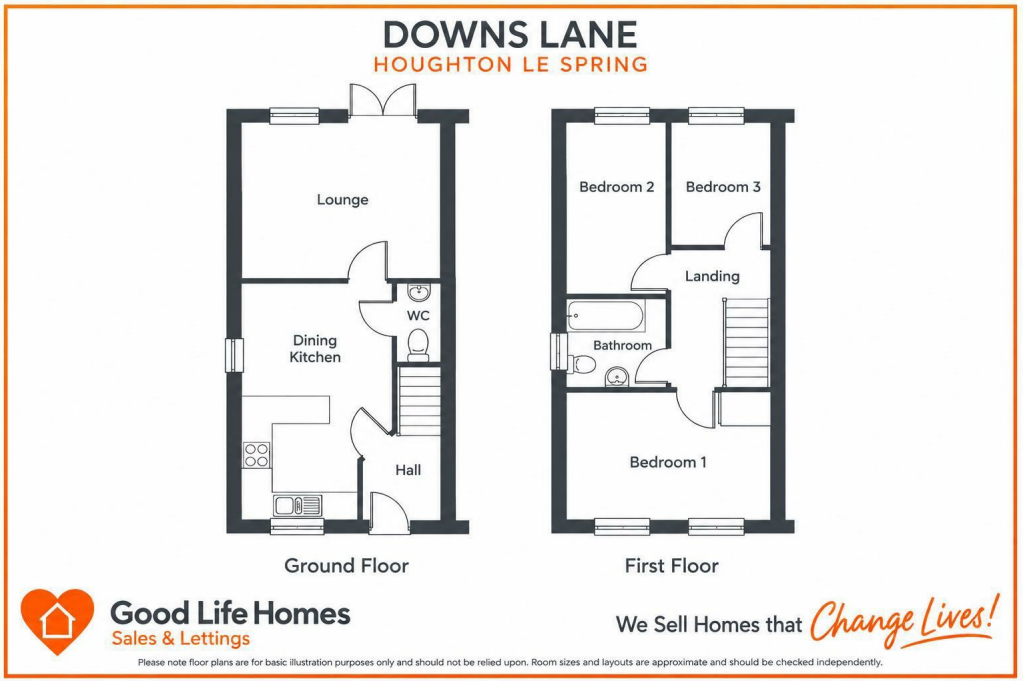






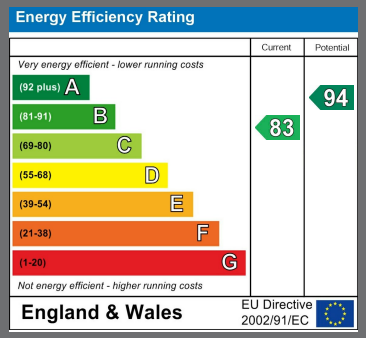






Local Authority
Sunderland

Council Tax Band
C





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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