



Runnymede, Ryhope, Sunderland

£129,995

RECENTLY RENOVATED 3 BEDROOM SEMI-DETACHED HOME

DRIVEWAY TO FRONT

OPEN PLAN SPACIOUS GROUND FLOOR

EPC RATING E

HUGE RECENT EXPENDITURE

RECENT DESIGNER STYLE KITCHEN - RECENT WINDOWS - RECENT BATHROOM - RECENT REWIRE - RECENT BOILER & RADIATORS - RECENT PATIO DOORS

RECENTLY RENOVATED 3 BEDROOM SEMI-DETACHED HOME - DRIVEWAY TO FRONT - OPEN PLAN SPACIOUS GROUND FLOOR - HUGE RECENT EXPENDITURE - RECENT DESIGNER STYLE KITCHEN - RECENT WINDOWS - RECENT BATHROOM - RECENT REWIRE - RECENT BOILER & RADIATORS - RECENT PATIO DOORS - LARGE REAR GARDEN PLOT... Offering terrific value for a property which has recently undergone huge modernisation expense, this family sized 3 bedroom home has also been remodelled on the ground floor to create a large open plan space comprising a lounge/dining and kitchen living space with lovely double patio doors providing not just access to the garden but also providing lots of light into this lovely room. On the first floor there are 3 bedrooms and a modern bathroom. Externally to the rear is a generous garden plot perfect for family enjoyment. A rare opportunity, viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

ENTRANCE HALL

Laminate wood-effect flooring, side facing white uPVC double-glazed window, staircase leading to first floor landing, radiator, understairs cupboard providing additional storage and also the location of the electric meter. Please note, this is also the location for the electric consumer unit which we are advised benefits from recent rewire. Door leading off to lounge/dining room.

LOUNGE/DINER/KITCHEN 22' 4" x 19' 0" (6.80m x 5.79m)

Measurements taken at widest point, the room is L-shaped. A fabulous open space comprising; lounge, dining and kitchen area with laminate wood-effect flooring, white uPVC double-glazed window to the front, white uPVC double-glazed window to the rear and white uPVC double-glazed patio doors also to the rear with lovely views out towards the garden. Radiator to front and back and stylish shaker style kitchen in a modern designer style finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish with matching splash back. Stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer, recessed LED lights to ceiling.

FIRST FLOOR LANDING

Loft hatch, the vendor advises us the loft has been virtually fully bordered and handy for storage. Side facing white uPVC double-glazed window. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM 7' 8" x 5' 7" (2.34m x 1.70m)

Vinyl tile-effect flooring, chrome towel heater style radiator, 2 white uPVC double-glazed window rear and side facing with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome tap with showerhead attachment. LED recessed lights to ceiling.

BEDROOM 1 13' 3" x 10' 0" (4.04m x 3.05m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. This is a large double bedroom.



BEDROOM 3 10' 0" x 8' 8" (3.05m x 2.64m)

Measurements take at widest points, the room is L-shaped. Carpet flooring, single radiator, front facing white uPVC double-glazed window. Built-in cupboard providing additional storage. This is a decent size single bedroom.

BEDROOM 2 10' 11" x 8' 9" (3.32m x 2.66m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

EXTERNALLY

Driveway parking for at least 1 vehicle set back from the road with large front garden and pathway leading to GRP double-glazed door. The property benefits from a large rear garden plot which is mainly laid to lawn with patio area immediately adjacent to the rear of the house and pedestrian gated access to the rear providing access to the rear. Pedestrian gated access.



