



Hope View, Ryhope, Sunderland

£149,995

SPACIOUS 3 BEDROOM SEMI-DETACHED HOME

FABULOUS LARGE REAR GARDEN PLOT

POPULAR STREET

EPC RATING C

MODERN KITCHEN & BATHROOM

WELL PRESENTED THROUGHOUT

SPACIOUS 3 BEDROOM SEMI-DETACHED HOME - FABULOUS LARGE REAR GARDEN PLOT - POPULAR STREET - MODERN KITCHEN & BATHROOM - WELL PRESENTED THROUGHOUT - OPPORTUNITY FOR EXTENDING DUE TO PLOT SIZE ... Good Life Homes are delighted to bring to the market an excellent opportunity to acquire a spacious well presented family home which benefits from a huge rear garden plot. Located in a sought after street, the property briefly comprises; lounge, open plan kitchen/dining room, 3 bedrooms, bathroom, gardens to front and rear. There's also brick outbuildings which provide an additional utility area, wc and store. An exceptional and 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

INTRODUCTION

SPACIOUS 3 BEDROOM SEMI-DETACHED HOME - FABULOUS LARGE REAR GARDEN PLOT - POPULAR STREET - MODERN KITCHEN & BATHROOM - WELL PRESENTED THROUGHOUT - OPPORTUNITY FOR EXTENDING DUE TO PLOT SIZE ...

ENTRANCE HALL

Entrance white uPVC double-glazed door. Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, front facing white uPVC double-glazed window with privacy glass. Door leading off to kitchen/dining room, door leading off to lounge, door to under stairs cupboard.

LOUNGE 14' 10" x 13' 0" (4.52m x 3.96m)

A lovely size large living room which is the case in these large style 3 bedroom houses. Laminate wood-effect flooring, white uPVC double-glazed bay window looking up the street, double radiator.

DINING KITCHEN 18' 9" x 10' 0" (5.71m x 3.05m)

Stretching virtually the full width of the house with ceramic tiles, double radiator, white uPVC double-glazed window overlooking the rear garden. White uPVC double-glazed patio doors looking out onto the rear garden. Modern kitchen with a range of wall and floor units in a blue shaker style finish with copper handles, 1 area has Quartz work surfaces with matching splash back and another area the owner is planning to replace with natural wood work surface. Inset sink and drainer. Integrated electric oven, 4 ring gas hob and feature extractor chimney. Space for double fridge/freezer. Integrated dishwasher, large pantry utilising space under the stairs. White uPVC double-glazed door leading to the side of the property which in turn leads to detached outhouses which comprise original washing house with electric sockets, lighting and plumbing for washing machine etc. coal house and outside WC.

FIRST FLOOR LANDING

Loft hatch, side facing white uPVC double-glazed window. 4 doors leading off, 3 to bedrooms and 1 bathroom.

BATHROOM 7' 3" x 5' 5" (2.21m x 1.65m)

Chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome tap, bath with p-shaped end, curved glass



shower screen and shower fed from the main Combi boiler system plus separate bath tap. Recessed lighting to ceiling. Ceramic tiles to wall and floor.

BEDROOM 3 8' 9" x 7' 9" (2.66m x 2.36m)

The room is L-shaped and measurements taken at widest points. Carpet flooring, single radiator, front facing white uPVC double-glazed window. Built-in cupboard providing additional storage. This is a single bedroom.

BEDROOM 1 13' 2" x 11' 0" (4.01m x 3.35m)

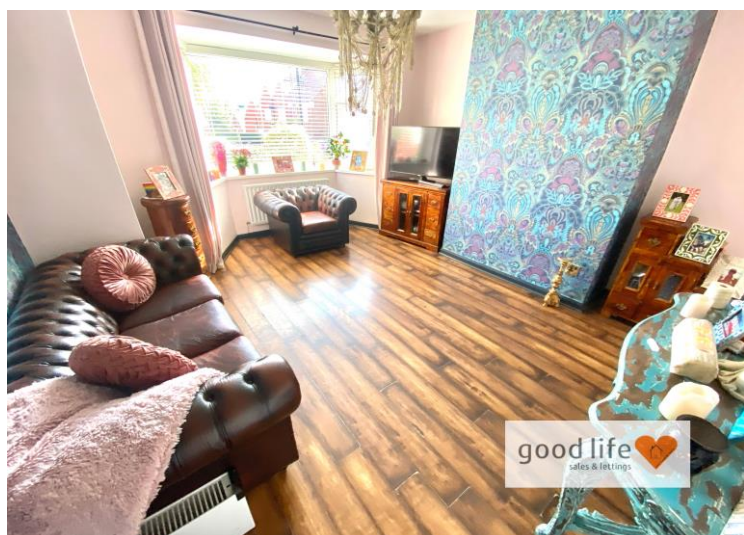
This is a good size double bedroom. Carpet flooring, single radiator, front facing white uPVC double-glazed window. Built-in cupboard providing additional storage.

BEDROOM 2 11' 2" x 9' 8" (3.40m x 2.94m)

This is also a decent size double bedroom. Carpet flooring, rear facing white uPVC double-glazed window with great views over the garden, radiator, built-in cupboard providing storage.

EXTERNALLY

Situated at the head of a cul de sac with a well maintained garden. There is also access via side gate to the rear garden. The property has a stunning rear garden plot which comprises lawns, various seating area including some lovely natural seated areas. Manicured shrubs and borders. Conifer hedging to most sides providing a good degree of shelter and privacy from neighbouring properties. The garden really is something to behold and is a stunning addition to this lovely family home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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	