



## Lyngrove, Ryhope, Sunderland

**£135,000**

**VERY RARE & STUNNING 2 DOUBLE BEDROOM SEMI-DETACHED HOME ON CORNER PLOT**

**DESIGNER KITCHEN & BREAKFAST BAR WITH CORIAN STYLE SOLID WORKSURFACES**

**SUPERB BATHROOM WITH JACUZZI STYLE BATH**

**HUGE RECENT EXPENDITURE CREATING A STUNNING HOME**

**EPC RATING E**

**GORGEOUS LANDSCAPED GARDENS OFFERING YEAR ROUND ENJOYMENT**

VERY RARE & STUNNING 2 DOUBLE BEDROOM SEMI-DETACHED HOME ON CORNER PLOT - HUGE RECENT EXPENDITURE CREATING A STUNNING HOME - DESIGNER KITCHEN & BREAKFAST BAR WITH CORIAN STYLE SOLID WORKSURFACES - SUPERB BATHROOM WITH JACUZZI STYLE BATH - GORGEOUS LANDSCAPED GARDENS OFFERING YEAR ROUND ENJOYMENT - PARTLY ENCLOSED STYLISH GARDEN BUILDING WITH HOT TUB INCLUDED - NEW CENTRAL HEATING, DESIGNER STYLE RADIATORS, REPLACEMENT WINDOWS & REWIRED - ATTRACTIVE EXTERNAL RENDER - PLANNING APPROVAL GRANTED FOR 2 STOREY SIDE EXTENSION, GARAGE & SINGLE STOREY REAR EXTENSION - LARGE CORNER PLOT OFFERING POTENTIAL FOR MULTI-VEHICLE PARKING ... Good Life Homes are delighted to bring to the market arguably the best property of its type we've been instructed to sell. Updated, modernised and re-modelled to a standard rarely seen, this stunning home oozes quality and sophistication right through, something which extends onto the outside space where a stylish year round landscaping offers a real lifestyle opportunity. Some points to note are the fabulous media wall and plasma fire in the lounge, designer kitchen with appliances and double doors opening onto rear, garden building with illumination and fabulous hot tub included in the price. It should also be noted that the very large front bedroom has two windows and is often converted into 2 bedrooms in this style of home offering a future proof opportunity should 3 bedrooms be required in the future. With many more features, including quality LVT flooring and new floor coverings, this is a one-off opportunity for potential buyers to acquire a home your friends and family will want to visit! 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

Stylish LVT flooring, designer style radiator, replacement glass and oak style staircase. Understairs cupboard, 2 doors leading off, 1 to lounge and 1 to dining kitchen

### LOUNGE 12' 0" x 11' 7" (3.65m x 3.53m)

Continuation of stylish LVT flooring, designer style radiator, front facing white uPVC double-glazed bow window. Bespoke media wall with TV and electric plasma fire, recessed LED lights to ceiling. Recently replaced oak veneer doors with chrome handles.

### KITCHEN/DINING ROOM 16' 0" x 10' 0" (4.87m x 3.05m)

Measurements do not include depth of fitted units on 1 wall. Stylish LVT flooring, designer kitchen with a range of wall and floor units in a dark grey high gloss finish with Corian style work surfaces. Inset sink with statement tap. Integrated dishwasher, washing machine and dryer, concealed within units, built-in disposal bin, integrated double oven and integrated microwave, integrated double fridge/freezer, integrated 5 ring gas hob and feature extractor chimney in stainless steel finish. Breakfast bar providing the opportunity for informal dining. Recessed lights to ceiling and white uPVC double-glazed patio doors leading out to the rear decked garden and patio. Rear facing white uPVC double-glazed window.

### FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, continuation of the stylish LVT flooring which extends into both rooms. 3 doors leading off to bathroom, bedroom 1 and bedroom 2.

### BEDROOM 1 16' 0" x 11' 0" (4.87m x 3.35m)

Measurements do not include depth of fitted wardrobes. Stylish LVT flooring, designer radiator, 2 front facing white uPVC double-glazed windows. Built-in cupboard providing additional storage. Fitted wardrobes professionally installed running the full length of 1 wall with sliding doors. . LED lights. This is a very large double bedroom and there is possibility to create 2 bedrooms from this space with the addition of partition walls therefore creating a 3 bedroom house.



### BEDROOM 2 11' 0" x 9' 5" (3.35m x 2.87m)

Measurements do not include depth of fitted wardrobes. Stylish LVT flooring, designer radiator, rear facing white uPVC double-glazed window. Professionally installed fitted wardrobes with sliding doors running the length of 1 wall. LED lights to ceiling.

### BATHROOM 6' 0" x 5' 5" (1.83m x 1.65m)

Stylish wall and floor tiles, Jacuzzi style bath with jets and waterfall style tap and hand held shower plus separate shower fed from the main Combi boiler system with fixed overhead shower and separate hand held shower, plus folding glass shower screen over. Toilet and sink built into unit with concealed cistern and push button flush and storage beneath the sink. Rear facing white uPVC double-glazed window with privacy glass. Designer style radiator, rear facing white uPVC double-glazed window. Extractor fan.

### EXTERNALLY

The property has been extensively renovated throughout with rendered perimeter wall, access for driveway with gravel to the side of the property creating the potential for huge car standing space. Gated access to the rear and GRP door. The property benefits from a totally low maintenance superbly organised rear garden with pergola style barbecue area. Huge expanse of decking and building to the rear providing concealed access and a degree of privacy in which the current owners have their hot tub located- please note, the hot tub can be sold with the house and included in the price. Access from the side of the property to the front.



