



good  **life**

Esdale, Ryhope, Sunderland

£195,000

4 BEDROOM SEMI-DETACHED IN STUNNING LOCATION

LARGE EN SUITE TO MASTER BEDROOM

BEAUTIFULLY PRESENTED THROUGHOUT INTERNALLY

EPC RATING (to follow)

AMAZING OPEN VIEWS TO REAR OVER HISTORIC RYHOPE PUMPING STATION & POND

SOUGHT AFTER DEVELOPMENT & LOCATION - SOUTH FACING TO REAR

RARE TO THE MARKET - SUPER LOCATION - STUNNING EXTENDED 4 BEDROOM SEMI BEAUTIFULLY PRESENTED INTERNALLY - AMAZING SOUTH FACING GORGEOUS GARDEN PLOT OVERLOOKING THE HISTORIC RYHOPE PUMPING STATION & POND...SIMPLY BREATHTAKING! Good Life Homes are delighted to bring to the market a simply stunning and rare opportunity to acquire a family home in one of the best locations within Ryhope with south facing gardens and unobstructed views over Ryhope pumping station and pond, a building of impressive architectural style and detail, conserved and protected to ensure one of the most impressive views in the area. The property has been greatly extended by the current owners to create a wonderful spacious family home of considerable quality and briefly comprises; original lounge, additional lounge running front to rear with doors and views onto rear garden, beautiful modern kitchen, downstairs WC and utility area, 4 bedrooms, large separate family bathroom and large en suite leading off the master bedroom with stunning rear views. Externally to the front is a driveway and to the rear is a large south facing well maintained garden plot and patio with incredible aspect and views. Beautifully presented throughout and ready to move into, this is a stunning home. 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 can start from just £995 on a no sale no fee basis. Give us a call to find out why so many people across Wearside now choose Good Life to sell their home!

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ACCOMMODATION

ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing, radiator, front facing white uPVC double-glazed window. Under stairs cupboard, door leading off to dining room or reception room 2, door leading off to lounge or reception room 1.

DINING ROOM OR RECEPTION ROOM 2 12' 10" x 11' 7" (3.91m x 3.53m)

Carpet flooring, radiator, stone-effect fireplace with matching surround and hearth with stone-effect gas fire. Front facing white uPVC double-glazed bow window.

LOUNGE OR RECEPTION ROOM 1 20' 6" x 10' 6" (6.24m x 3.20m)

Carpet flooring, double radiator, electric coal-effect wood burning style fireplace set within chimney breast, front facing white uPVC double-glazed bow window, white uPVC double-glazed patio doors with fabulous views over the rear garden and beyond. This is a fabulous room which runs the full depth of the property from front to rear and would accommodate most arrangements of furniture.

KITCHEN 14' 10" x 9' 0" (4.52m x 2.74m)

A stunning modern kitchen with a range of wall and floor units in a high gloss finish with wood-effect laminate work surfaces. Granite style sink with bowl and a half, single drainer and stylish Monobloc tap. Integrated electric oven and combination microwave, integrated 4 ring gas hob with feature extractor chimney in stainless steel finish. Integrated fridge/freezer, integrated dishwasher, recessed lights to ceiling. Double radiator, stylish wood-effect vinyl, white uPVC double-glazed window with fabulous views over the rear garden, Ryhope pumping station and pond. Door leading off to rear lobby.

REAR LOBBY

Tiled flooring, wall mounted Combi boiler, space and plumbing for a washing machine with work surface above, white uPVC double-glazed window leading out to rear patio and garden. Door leading off WC.

WC 5' 0" x 2' 8" (1.52m x 0.81m)

Tiled flooring, stylish toilet with concealed cistern and push button flush with integrated hand basin and chrome tap.

FIRST FLOOR LANDING

5 doors leading off, 4 to bedrooms and 1 to bathroom.



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

Laminate wood-effect flooring, chrome towel heater style radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome tap with electric shower over and recessed lights to ceiling plus extractor fan. The walls around the bath and shower area are finished in a stone-effect ceramic tile with feature mosaic, this is continued to approx. half height around the remainder of the bathroom. Rear facing white uPVC double-glazed window with privacy glass.

MASTER BEDROOM 14' 7" x 8' 9" (4.44m x 2.66m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Recessed lights to ceiling. Loft hatch. Fitted wardrobes running the full length of one wall with sliding doors providing a very good degree of storage and hanging space. Door leading off to en suite

EN SUITE 10' 6" x 5' 7" (3.20m x 1.70m)

Ceramic tile flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with fabulous rear facing views. This is a large en suite bathroom, toilet with low level cistern, wall mounted sink with chrome taps, double walk-in shower with low profile tray, curved glass shower screen and shower fed from the main hot water system comprising; fixed overhead shower and separate hand held shower. Recessed lights to ceiling. Extractor fan.

BEDROOM 2 11' 6" x 10' 10" (3.50m x 3.30m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with fabulous views. Built-in cupboard. This is also a good size double bedroom.

BEDROOM 3 11' 4" x 8' 6" (3.45m x 2.59m)

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

BEDROOM 4 9' 3" x 7' 3" (2.82m x 2.21m)

Measurements taken at widest points, the room is L shaped. Laminate wood-effect flooring, single radiator, front facing white uPVC double-glazed window. This is a decent size single bedroom with built-in cupboard providing useful storage.

EXTERNALLY

Block paved driveway suitable for parking 1 or more vehicles leading to GRP double-glazed front door. The property benefits from a beautifully maintained rear garden with a large area of paved patio immediately adjacent to the house, railway sleeper and border edging and amazing unique views over Ryhope pumping station and pond. The garden is approx. south facing to the rear. One of only a few unique properties to enjoy this sought after aspect.

