



**good life**

**Cliff Road, Ryhope, Sunderland**

**£135,000**

**3 BED TERRACED HOME**

**GORGEOUS MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES**

**CLOSE TO LOCAL SCHOOLS, TRANSPORT LINKS & AMENITIES**

**EXTENDED KITCHEN CREATING OPEN PLAN BREAKFASTING KITCHEN & SECOND RECEPTION ROOM/DINING AREA**

**EPC RATING C**

**LOW MAINTENANCE GARDENS**

**3 BED TERRACED HOME – EXTENDED KITCHEN CREATING BREAKFASTING KITCHEN & SECOND RECEPTION ROOM/DINING AREA – MODERN FITTED KITCHEN – DOWNSTAIRS WC - LOW MAINTENANCE GARDENS & ON STREET PARKING.** Good Life Homes are delighted to bring to the market this wonderful extended, 3 bedroom terraced home situated in Ryhope close to local schools, transport links & amenities. On the ground floor, this lovely well-presented home comprises of; entrance hall, WC for convenience, lounge, fabulous extended open plan stylish breakfasting kitchen and second reception/dining area. On the first floor there are 3 bedrooms and a modern family bathroom separated by a spacious landing. Externally, the property benefits from low maintenance gardens to both the front and rear, both with gated access and raised decking areas and on street parking. To the rear is also the additional benefit of a pergola and space for seating area if required by future owners. This is an excellent opportunity to acquire a ready to move into family 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 start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

46 Windsor Terrace , Sunderland, SR2 9QF  
Tel: 0191 565 66 55 Email: [info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)  
[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)

## ACCOMMODATION

### ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door, carpet flooring, single radiator. Door leading off to lounge.

### LOUNGE 17' 6" x 10' 2" (5.33m x 3.10m)

Carpet flooring, double radiator, single radiator, white uPVC double-glazed window front facing. Door leading off to hallway. This is a lovely lounge.

### HALLWAY

Carpet flooring, carpeted stairs to first floor landing. 2 doors leading off; 1 to WC.

### WC 4' 5" x 3' 6" (1.35m x 1.07m)

Carpet flooring, single radiator, white uPVC double-glazed window with privacy glass rear facing. Toilet with low level cistern and push button flush. Sink with chrome taps. Double doors leading to cupboard which houses BAXI Combi boiler.

### KITCHEN/SECOND RECEPTION ROOM 18' 0" x 6' 6" (5.48m x 1.98m)

Vinyl flooring throughout, fitted kitchen with a range of wall and floor units in a grey high gloss finish with contrasting work surfaces. Sink with single drainer and Monobloc tap. 4 ring ceramic hob with extractor fan. Integrated microwave. Integrated oven. Integrated fridge/freezer. The walls around the fitted kitchen are finished in a white tile. Breakfast bar overhang with space for 2 stools creating a breakfasting kitchen. Door leading off to under stairs cupboard which has space for tall fridge freezer. Space and plumbing for washing machine. The current owners use the rear area of this open plan room as a second reception room but there is ample space for dining table & chairs instead if future owners would prefer. Single radiator. White uPVC double-glazed patio doors leading out to rear. White uPVC double-glazed Velux window allowing lots of light into the space.

### FIRST FLOOR LANDING

Carpet flooring. 4 doors leading off; 3 to bedrooms, 1 to bathroom.



### BEDROOM 1 9' 11" x 10' 6" (3.02m x 3.20m)

Carpet flooring, single radiator, white uPVC double-glazed window front facing. Fitted wardrobes with mirrored sliding doors. This is a double bedroom.

### BEDROOM 2 9' 10" x 9' 1" (2.99m x 2.77m)

Measurements do not include the depth of the fitted wardrobes. Carpet flooring, single radiator, white uPVC double-glazed window rear facing. Fitted wardrobes with sliding doors. This is also a double bedroom.

### BEDROOM 3 7' 2" x 7' 0" (2.18m x 2.13m)

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

### FAMILY BATHROOM 7' 9" x 6' 0" (2.36m x 1.83m)

Vinyl flooring, 2 white uPVC double-glazed windows with privacy glass rear facing. White bathroom suite comprising of; toilet with low level cistern and push button flush, sink with chrome taps, bath with chrome taps and overhead waterfall shower with 2 handhelds shower heads with glass screen. Vertical towel style heater radiator. Spotlights to ceiling. Extractor fan.

### EXTERNALLY

Externally to the front is a decking and lawn area with paved pathway leading to entrance. To the rear is a low maintenance garden with artificial grass and raised decking area with pergola. Space for garden shed. Gated access.





