



Rosslyn Avenue, Ryhope, Sunderland

£114,995

2 DOUBLE BEDROOM FAMILY HOME WITH CONSERVATORY

**COMPLIANT RENTAL PROPERTY WITH GAS SAFE CERTIFICATE,
ELECTRICAL SAFETY CERTIFICATE & EPC**

1ST TIME BUYER OR INVESTMENT OPPORTUNITY

POPULAR RYHOPE VILLAGE LOCATION

EPC RATING D

CLOSE TO LOCAL SCHOOLS, AMENITIES & TRANSPORT LINKS

2 DOUBLE BEDROOM SEMI-DETACHED HOME WITH CONSERVATORY – 1st TIME BUYER OR INVESTMENT OPPORTUNITY – POPULAR RYHOPE LOCATION CLOSE TO SCHOOLS, ASDA SUPERMARKET & TRANSPORT LINKS – NO CHAIN. Good Life Homes are delighted to bring to the market this 2 double bedroom semi-detached home with the benefit of NO CHAIN! Briefly comprising on the ground floor; entrance hall, lounge through to dining room, kitchen and family bathroom. On the first floor are 2 double bedrooms. The property has the additional benefit of a conservatory and pleasant garden to the rear. This is a great opportunity to acquire a well presented, ready to move into 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
www.goodlifelifehomes.co.uk

ACCOMMODATION

ENTRANCE HALL

Ceramic tile flooring, single radiator, carpeted stairs to first floor, side facing white uPVC double glazed window, electric fuse box and electric meter, doors leading off to lounge, bathroom and kitchen.

LOUNGE 13' 9" x 11' 9" (4.19m x 3.58m)

Measurements taken at widest points. Carpet flooring, double radiator, front facing white uPVC double glazed window. Feature fire surround in a stone effect finish with matching hearth and back and built-in gas fire. Built-in cupboard to the left of the chimney breast with shelving and which is also the location of the Combi boiler. Double double glazed doors leading out conservatory. Vertical blinds with matching curtains.

CONSERVATORY 12' 3" x 9' 7" (3.73m x 2.92m)

Superb conservatory with sunny aspect. Carpet flooring, white uPVC double glazed window and opaque polycarbonate roof, fan light, white uPVC double glazed doors leading out to paved patio area. Black conservatory blinds.

BATHROOM 6' 4" x 5' 2" (1.93m x 1.57m)

Ceramic tile flooring, single radiator, front facing white uPVC double glazed window with privacy glass and Venetian blind. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome tap with vanity unit beneath, bath with panel chrome tap with electric shower over and shower curtain and rail. Extractor fan. The walls are finished in a ceramic tile with central feature tile, the ceiling is finished in uPVC cladding.

KITCHEN 10' 4" x 8' 4" (3.15m x 2.54m)

Measurements taken at widest points. The room is L shaped. Ceramic tile flooring, recently installed fitted kitchen with a range of wall and floor units in a light wood effect finish with complementary wood effect laminate work surfaces. The property comes with a gas cooker with oven and grill, space for a tall fridge/freezer, space for a washing machine, space for a condensing dryer if required. Double radiator, stainless steel sink with single bowl, single drainer and matching taps, rear facing white uPVC double-glazed window with pleasant views over the garden. White uPVC double-glazed door leading out to rear garden, vent-axia fan.



FIRST FLOOR LANDING

Rear facing white uPVC double glazed window. Loft hatch. 2 doors leading off both to bedrooms.

BEDROOM 1 14' 0" x 9' 9" (4.26m x 2.97m)

Carpet flooring, single radiator, rear facing white uPVC double glazed window rear facing with views over the garden, built-in cupboard providing useful storage space. Fitted wardrobe running the length of one wall with sliding mirrored doors providing lots of storage and hanging space. Recessed lights to ceiling.

BEDROOM 2 14' 3" x 8' 4" (4.34m x 2.54m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Fitted wardrobes to one wall providing a good degree of storage and hanging space.

EXTERNALLY

Block paved driveway suitable for parking 2/3 vehicles, steps leading to uPVC double glazed front door and path leading to rear. The property benefits from a very pleasant rear garden with sunny aspect, approx south facing, with a very generous paved patio area, laid to lawn area and a decked patio area to the bottom of the garden with garden shed. The conservatory is positioned to have views over the patio and garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	66	
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		79
	62	
England, Scotland & Wales		
EU Directive 2002/91/EC		