



**Thomas Street, Ryhope, Sunderland**

**£90,000**

**VERY SPACIOUS 3 FIRST FLOOR DOUBLE BEDROOM MID TERRACED HOME**

**2 LARGE RECEPTION ROOMS ON GROUND FLOOR**

**MODERN KITCHEN & BATHROOM**

**IMMACULATELY PRESENTED THROUGHOUT**

**EPC RATING D**

**POPULAR LOCATION CLOSE TO RYHOPE VILLAGE CENTRE**

VERY SPACIOUS 3 FIRST FLOOR DOUBLE BEDROOM MID TERRACED HOME - IMMACULATELY PRESENTED THROUGHOUT - 2 LARGE RECEPTION ROOMS ON GROUND FLOOR - MODERN KITCHEN & BATHROOM - POPULAR LOCATION CLOSE TO RYHOPE VILLAGE CENTRE - GREAT COMMUTER LOCATION - MAY ALSO BE OF INTEREST TO INVESTORS WITH ANTICIPATED RENT OF £650pcm. Good Life Homes are delighted to bring to the market a very spacious home with dormers to front and rear creating full-height three double bedrooms on the first floor. The ground floor comprises 2 large reception rooms, a modern kitchen and bathroom and rear yard with ample on street parking to the front. Very well presented throughout and ready to move into, this has been a well-kept family home for many years and offers exceptional value considering the size, space and quality of accommodation on offer. Perfect for a family or even an investor purchase as rental property within this location experiences strong demand and a landlord would expect to achieve around £650pcm in rent. Viewing arrangements can be made by contacting the 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.

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 HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, electric meter and fuse box, door leading off to reception room 1.

### RECEPTION ROOM 1 14' 10" x 13' 0" (4.52m x 3.96m)

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Attractive fire surround in a painted finish with Quartz hearth and back and built-in coal-effect gas fire. Double sliding doors leading through to reception room 2.

### RECEPTION ROOM 2 18' 9" x 14' 4" (5.71m x 4.37m)

Measurements taken at widest points. Laminate wood-effect flooring, radiator concealed behind cover, rear facing white uPVC double-glazed window. Attractive fire surround with Quartz hearth and back and built-in coal-effect gas fire. Built-in cupboards either side of the chimney breast. Open plan staircase leading to the first floor, under stairs cupboard providing additional storage. Door also leads to a large walk-in cupboard to the rear which has the potential to be removed to create access directly into the second reception room with a partition creating the potential for reception room 1 to be the 4th bedroom similar to some other properties in the street.

### KITCHEN 20' 2" x 8' 0" (6.14m x 2.44m)

Part of a large extension to the original property believed to have been completed in the mid-70s, the kitchen comprises; laminate wood-effect flooring, white uPVC double-glazed window and uPVC double-glazed door, modern fitted kitchen with high gloss doors and large handles, breakfast island area with laminate wood-effect work surfaces. Integrated electric oven, integrated microwave, Integrated dishwasher, integrated 4 ring gas hob and feature extractor chimney in stainless steel finish. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Door leading to rear lobby.

### REAR LOBBY

Vinyl flooring, Space and plumbing for a washing machine, work bench in which the previous occupants had a tumble dryer with vent leading to outside, additional shelving and door leading off to bathroom.



### BATHROOM 7' 10" x 5' 8" (2.39m x 1.73m)

Vinyl flooring, double radiator, white uPVC double-glazed window with privacy glass facing onto the rear courtyard. White bathroom suite comprising; toilet with low level cistern, sink built into vanity unit with chrome tap, bath with panel and glass shower screen over, chrome bath taps and separate electric shower also. The walls and ceiling are finished in uPVC cladding.

### FIRST FLOOR LANDING

3 doors to double bedrooms leading off, built-in cupboard providing useful additional storage.

### BEDROOM 1 13' 0" x 11' 4" (3.96m x 3.45m)

Laminate wood-effect flooring, single radiator, rear facing white uPVC double-glazed window with some views restricted sea views and views over the Church over roofs. Built-in fitted wardrobes providing a good degree of storage and hanging space.

### BEDROOM 2 13' 0" x 8' 2" (3.96m x 2.49m)

Laminate wood-effect flooring, single radiator, front facing white uPVC double-glazed window. Fitted wardrobes. This is also a good size double bedroom.

### BEDROOM 3 13' 0" x 8' 4" (3.96m x 2.54m)

Laminate wood-effect flooring, single radiator, front facing white uPVC double-glazed window. This is also a good size double bedroom.

### EXTERNALLY

The property has pedestrian gated access for refuse bins etc to the rear courtyard and provides a pleasant out door space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 