



Ridley Avenue, Ryhope, Sunderland

Offers in the Region Of £129,995

SPACIOUS 3 BEDROOM SEMI-DETACHED HOME

SOLD WITH ELECTRICAL CERTIFICATE AND GAS CERTIFICATE

UPVC DOUBLE GLAZING

LARGE FRONTAGE WITH POTENTIAL FOR EXTENSION OR GARAGE/DRIVEWAY

EPC RATING C

GAS CENTRAL HEATING VIA COMBI

SPACIOUS 3 BEDROOM SEMI-DETACHED HOME - LARGE FRONTAGE WITH POTENTIAL FOR EXTENSION OR GARAGE/DRIVEWAY - SOLD WITH ELECTRICAL CERTIFICATE AND GAS CERTIFICATE - UPVC DOUBLE GLAZING - GAS CENTRAL HEATING VIA COMBI - MODERN KITCHEN & BATHROOM - NO CHAIN - SENSIBLY PRICED ... Great opportunity to acquire a sensibly priced, mostly modernised, 3 bedroom semi-detached home in a sought after street within Ryhope with the benefit of NO CHAIN. Being sold with a gas certificate and an electrical certificate for peace of mind, the property benefits from a wide plot to the front offering potential for extension and or driveway/garage and is essentially modernised. Briefly comprising; large front garden and rear garden, entrance hall, huge lounge through dining room running from front to rear of property, kitchen, large enclosed out-house including WC, 3 first floor bedrooms and bathroom. 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.

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ACCOMMODATION

ENTRANCE HALL

Entrance via uPVC double-glazed door. Laminate wood-effect flooring, double radiator, side facing white uPVC double-glazed window, carpeted stairs to first floor landing, understairs cupboard which is the location of the gas meter, electric meter and consumer unit. Please note the property will be sold with a valid EICR and valid gas cert. Door leading off to lounge/dining room.

LOUNGE 22' 7" x 13' 0" (6.88m x 3.96m)

Measurements taken at widest points. A very large room with tremendous space comprising; double radiator, white uPVC double-glazed bow window to the front, single radiator and white uPVC double-glazed window to the rear. To the rear of the room is a door leading off to the kitchen.

KITCHEN 11' 2" x 7' 0" (3.40m x 2.13m)

With the potential to extend into the current dining space side ways (subject to any appropriate permissions required and structural calculations) the kitchen comprises; laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window. Modern fitted kitchen with a range of wall and floor units in a grey finish with complementary laminate work surfaces. Integrated electric oven, 4 ring gas hob, wall mounted central heating Combi boiler, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Double-glazed door leading to out buildings.

OUT BUILDINGS

The original wash house is contained within an out building which has an enclosed roof and provides a huge utility space with toilet and hand basin and access doors to front and rear gardens. This is undoubtedly a space which has potential future use for expanding into if required.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch with pull down ladders, the loft has been bordered out and vendor has advised there is a roof window installed. 4 doors leading off 3 to bedrooms and 1 to bathroom.

BEDROOM 1 13' 5" x 9' 8" (4.09m x 2.94m)

Radiator, rear facing white uPVC double-glazed window, built-in cupboard providing some storage. Recessed lights to ceiling. This is a double bedroom.



BATHROOM 6' 6" x 6' 0" (1.98m x 1.83m)

Vinyl tile-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window. White bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap, shower fed from the main Combi boiler system and glass shower screen over. Extractor fan.

BEDROOM 2 12' 7" x 10' 7" (3.83m x 3.22m)

Radiator, front facing white uPVC double-glazed window. Built-in cupboard providing storage. This is also a double bedroom.

BEDROOM 3 9' 6" x 8' 10" (2.89m x 2.69m)

The room is L-shaped and measurements taken at widest points. Built-in cupboard providing some shelving and storage, double radiator, front facing white uPVC double-glazed window. This is a single bedroom.

EXTERNALLY

The property is situated on a very wide garden plot to the front with out buildings to the side and providing tremendous potential for extension or driveway in the future (subject to permission.) The property has a rear garden which is laid to lawn with a paved patio immediately adjacent to the house. Perimeter fencing to 3 sides providing a degree of privacy.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		72	85
England & Wales		EU Directive 2002/91/EC	