



Rye View, Ryhope, Sunderland

£135,000

VERY SENSIBLY PRICED

**ORIGINALLY DESIGNED AS A 4 BEDROOM & COULD BE
CONVERTED BACK**

MODERN KITCHEN & BATHROOM

LARGER STYLE 3 BEDROOM SEMI-DETACHED HOME

EPC RATING D

MODERN UPVC DOUBLE GLAZING

VERY SENSIBLY PRICED - LARGER STYLE 3 BEDROOM SEMI-DETACHED HOME - ORIGINALLY DESIGNED AS A 4 BEDROOM & COULD BE CONVERTED BACK - MODERN KITCHEN & BATHROOM - MODERN UPVC DOUBLE GLAZING - DRIVEWAY AND EXTENDED GARAGE - NICE ASPECT TO FRONT & REAR - NEUTRAL DECOR & QUALITY FLOOR COVERINGS THROUGHOUT - COULD BE AVAILABLE WITH NO CHAIN ... Good Life Homes are delighted to bring to the market an exceptional opportunity to acquire a very sensibly priced large style extended 3 bedroom semi-detached home. This spacious property has benefitted from significant expenditure in recent years and has modern uPVC double glazing, recent boiler, modern kitchen, bathroom, floor coverings and neutral decor. Originally, the property would have been a 4 bedroom home and it would be relatively straightforward to convert it back creating 3 single bedrooms and a double bedroom with the addition of a stud wall and a separate door from the landing. Two reception rooms open plan to each other create a spacious feel to the ground floor, plus the kitchen, small utility, separate WC and large extended garage with electric lighting and sockets. There are currently 3 bedrooms on the first floor plus a family bathroom. Externally there is a dropped kerb providing driveway and garage access plus pleasant open views to the front. To the rear is a long garden offering further scope for landscaping. A wonderful opportunity for a growing family, viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, 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.

ACCOMMODATION

ENTRANCE HALL

Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, understairs cupboard, partially-glazed door leading off to kitchen and dining room.

LOUNGE 13' 4" x 9' 10" (4.06m x 2.99m)

Laminate wood-effect flooring, front facing white uPVC double-glazed bow window, radiator. The lounge is mostly open plan to the dining room.

DINING ROOM 13' 4" x 12' 6" (4.06m x 3.81m)

Laminate wood-effect flooring continued from the lounge, radiator, large white uPVC double-glazed window with views over the rear garden. The combined front and rear receptions are lovely light rooms benefitting from windows to front and rear.

KITCHEN 9' 2" x 7' 1" (2.79m x 2.16m)

Stylish tile flooring, recently installed modern fitted kitchen with a range of wall and floor units in white high gloss finish and contrasting laminate work surfaces. Integrated electric oven, 4 ring ceramic hob, integrated extractor and glass splash back. Stainless steel sink with single bowl, single drainer and Monobloc tap. Space and plumbing for a dishwasher, space for tall fridge/freezer, door leading off to utility area.

UTILITY AREA 6' 9" x 6' 0" (2.06m x 1.83m)

Positioned to the rear of the garage. Tiled flooring, white uPVC double-glazed door leading out to rear garden, integral door leading into the garage. This area has plumbing for a washing machine. Door leading off to WC.

WC 7' 5" x 2' 4" (2.26m x 0.71m)

Tiled flooring, radiator, rear facing white uPVC double-glazed window. White toilet with low level cistern.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch with pull down ladders, please note-the vendor advises us that the loft has been bordered and there are electric sockets and lighting. 4 doors leading off, 3 to bedrooms and 1 to bathroom.



FAMILY BATHROOM 7' 9" x 6' 10" (2.36m x 2.08m)

Stylish tiled flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with concealed cistern and push button flush, white bath with panel and chrome tap, separate double corner shower with shower fed from the main hot water system, sink built into vanity unit with chrome tap. The walls are finished in a stylish white ceramic tile, uPVC cladding to the ceiling.

BEDROOM 1 11' 6" x 10' 4" (3.50m x 3.15m)

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with lovely views over the park. Built-in wardrobe providing additional storage. This good size double bedroom.

BEDROOM 2 13' 10" x 11' 0" (4.21m x 3.35m)

The room is L-shaped and measurements taken at the widest points. Laminate wood-effect flooring, 2 rear facing white uPVC double-glazed window, single radiator. This room is often split into 2 to create 2 single bedrooms for potential buyers who may require a 4 bedroom house, access into the additional bedroom would be by creating a door directly into the bedroom from the first floor landing.

BEDROOM 3 11' 5" x 10' 4" (3.48m x 3.15m)

Measurements taken at widest point. Laminate wood-effect flooring, front facing white uPVC double-glazed window with lovely views. Built-in cupboard providing additional storage. This bedroom would accommodate a double bed.

GARAGE 16' 2" x 14' 2" (4.92m x 4.31m)

A very large area with manual up and over garage door providing access, concrete floor, electric lighting and sockets and recently installed central heating Combi boiler. The garage is sufficiently proportioned to comfortably house a vehicle with additional space to the side for storage or work benches etc. This is a terrific feature for someone who would like a home work shop or for valuable additional storage.

EXTERNALLY

Dropped kerb allowing access to a block paved driveway which in turn leads to an attached garage. Further block paved pathway and steps leading to uPVC double-glazed door. The property has a long rear garden with lots of potential and an aspect to the rear which is virtually not over looked. The vendor advises us in the winter when the leaves come off the trees you can see the sea.



