



Woodham Drive, Ryhope, Sunderland

£199,950

3 BED DETACHED HOME

DINING KITCHEN WITH FRENCH PATIO DOORS

DOWNSTAIRS WC & UTILITY ROOM

EN-SUITE TO MASTER BEDROOM

EPC RATING C

GARAGE ROOM

3 BED DETACHED HOME – EN SUITE TO MASTER BEDROOM – DOWNSTAIRS WC & UTILITY ROOM – GARAGE CONVERSION – DRIVEWAY & ON STREET PARKING – FABULOUS REAR GARDEN. Good Life Homes are delighted to bring to the market this wonderful 3 bed detached home within a great location on this sought after development with driveway and garage conversion. The property is immaculately presented and ready to move into, and briefly comprises; entrance hall, lounge, downstairs WC, separate utility room, kitchen/diner with patio doors leading out to the rear garden. Also on the ground floor is an additional room which has been converted from the garage. On the first floor are 3 bedrooms with an en-suite to the master plus family bathroom. Externally to the rear is a landscaped garden with patio area and perimeter fencing. To the front is a single driveway plus additional on street parking if required. This is an excellent opportunity to acquire a quality, spacious and 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.

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ACCOMMODATION

ENTRANCE HALL

Entrance via Composite double-glazed door. Laminate wood-effect flooring, single radiator. Door leading off to garage conversion. Door leading off to lounge.

LOUNGE 16' 2" x 10' 3" (4.92m x 3.12m)

Laminate wood-effect flooring, double radiator, white uPVC double-glazed window front facing. Door leading off to lobby.

GARAGE ROOM 9' 7" x 7' 10" (2.92m x 2.39m)

Carpet flooring, white uPVC double-glazed window front facing. This was previously a garage but the current owners have converted it into a bedroom with planning permission.

KITCHEN/DINER 18' 10" x 7' 8" (5.74m x 2.34m)

Tiled flooring, double radiator, white uPVC double-glazed window rear facing. Fitted kitchen with a range of wall and floor units with oak work surfaces. Sink with bowl and a half and single drainer with chrome tap. 4 ring gas hob with extractor fan and built-in electric oven. Space and plumbing for washing machine. Under bench space for dryer. Space for tall fridge freezer. White uPVC double-glazed French doors leading out to rear garden. Space for table and chairs creating a lovely kitchen/diner.

DOWNSTAIRS WC 5' 0" x 2' 7" (1.52m x 0.79m)

Laminate wood-effect flooring, single radiator. Toilet with low level cistern and push button flush, sink with chrome taps and tiled splash back.

UTILITY ROOM 7' 5" x 5' 6" (2.26m x 1.68m)

Laminate wood-effect flooring. Range of wall and floor units in a grey finish with contrasting work surfaces. Space for tumble dryer.

FIRST FLOOR LANDING

Carpet flooring, white UPVC double-glazed window side facing. 5 doors leading off; 3 to bedrooms, 1 to bathroom, 1 to built-in cupboard providing useful storage space. Loft hatch.

BEDROOM 1 14' 2" x 9' 7" (4.31m x 2.92m)

Carpet flooring, single radiator, 2 white uPVC double-glazed windows front facing. Fitted wardrobes providing useful hanging and shelving space. Space for additional wardrobes. Door leading off to en-suite. This is a double bedroom.



EN-SUITE 6' 10" x 4' 4" (2.08m x 1.32m)

Vinyl flooring, single radiator, white uPVC double-glazed window with privacy glass front facing. Toilet with low level cistern and push button flush. Single basin with chrome taps and tiled splashback. Separate shower cubicle with glass sliding door and shower tray. Hand held shower head. The walls around the cubicle are finish in a ceramic tile. Extractor fan.

BEDROOM 2 11' 3" x 8' 9" (3.43m x 2.66m)

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

BEDROOM 3 9' 10" x 7' 11" (2.99m x 2.41m)

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

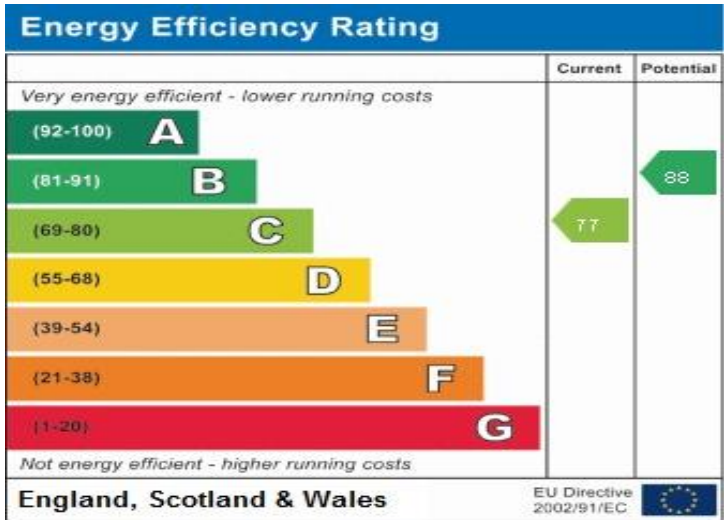
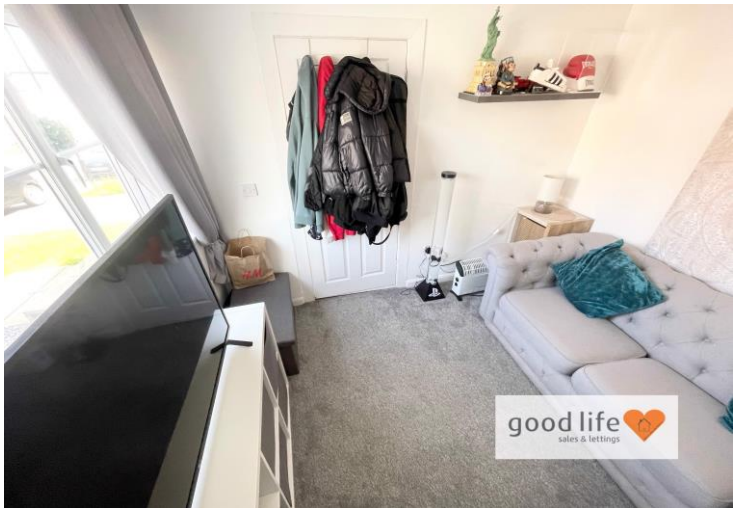
FAMILY BATHROOM 5' 7" x 8' 7" (1.70m x 2.61m)

Vinyl flooring, single radiator, white uPVC double-glazed window with privacy glass side facing. White bathroom suite comprising; toilet with low level cistern and push button flush, sink with chrome taps and tiled splash back, bath with panel and chrome taps. The walls around the bath are finished in a ceramic tile.

EXTERNALLY

To the front of the property are steps leading to the entrance of the property and a separate lawn area. Driveway suitable for parking 1 vehicle. Externally to the rear the property benefits from a fabulous rear garden with sunny aspect, comprising; patio area immediately adjacent to the patio doors leading to lawn area. Separate decked area offering generous space for a seating area. Perimeter fencing providing a good degree of privacy.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.