



Ryhope Road, Grangetown, Sunderland

Offers in the Region of £145,000

SUPERB VALUE 3 BED MID TERRACE HOME

LOVELY OPEN PLAN KITCHEN DINING ROOM TO REAR

DRIVEWAY TO FRONT

MODERNISED AND WELL PRESENTED

EPC RATING (to follow)

LOW MAINTENANCE GENEROUS GARDEN PLOT TO REAR WITH SUNNY ASPECT

SUPERB VALUE 3 BED MID TERRACE HOME - MODERNISED AND WELL PRESENTED - LOVELY OPEN PLAN KITCHEN DINING ROOM TO REAR - DRIVEWAY TO FRONT - LOW MAINTENANCE GENEROUS GARDEN PLOT TO REAR WITH SUNNY ASPECT - CLOSE TO ALL AMENITIES, SCHOOLS, SHOPS, TRANSPORT LINKS... Good Life Homes are delighted to bring to the market a 3 bedroom family home in a popular central Grangetown location convenient for shops, schools and transport links. This particular home is well presented and modernised and benefits from an open plan kitchen/dining room to the rear which looks out over to the generous low-maintenance rear garden with a west facing sunny aspect which means it benefits from direct sunshine in the afternoon and evening. Ready to move into and very sensibly priced, 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 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 VESTIBULE

Original spilt door opening. Period effect tile flooring, white uPVC double-glazed door lead to entrance hall.

ENTRANCE HALL

Lovely period effect tile flooring, double radiator, original period staircase with decorative spindles and accentuated by staircase carpet flooring and decorative stair rods. Front facing white uPVC double-glazed window with privacy glass. Understairs cupboard providing additional useful storage. 2 doors leading off, 1 to lounge and 1 to dining kitchen.

LOUNGE 14' 0" x 13' 6" (4.26m x 4.11m)

Measurements taken at widest points and into bay. Front facing white uPVC double-glazed bay window, double radiator running underneath the window. Gorgeous period style fireplace in a antique wood finish with cast tiled inset and granite hearth. Lovely high ceilings with coving and dado rail.

DINING KITCHEN 18' 9" x 11' 0" (5.71m x 3.35m)

The room is L-shaped and measurements taken at widest points. Benefiting from a remodel to the ground floor, the second reception now combines the kitchen area to form a lovely open plan kitchen dining area with enough space to accommodate either a dining table and chairs or a sofa with gorgeous period style fire surround with tiled inset forming a focal point for the room. Built-in cupboard to one side of the chimney breast, white uPVC double-glazed window with views over the rear garden. Comprehensive kitchen with a series of wall and floor units in a white high gloss finish with contrasting laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring ceramic hob and integrated extractor. Space and plumbing for a washing machine, additional rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to the rear garden.

FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM 7' 10" x 5' 10" (2.39m x 1.78m)

Tiled flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, bath with panel, chrome taps with showerhead attachment. The walls are fully tiled in a white ceramic tile. Loft hatch.



BEDROOM 1 12' 6" x 11' 0" (3.81m x 3.35m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom with built-in cupboard to 1 side of the chimney breast and to what appears to be the original cast fire surround.

BEDROOM 3 7' 10" x 7' 5" (2.39m x 2.26m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a decent size single bedroom and currently has a single bed but would accommodate a double bed.

BEDROOM 2 12' 6" x 10' 5" (3.81m x 3.17m)

Natural wood stripped flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard to 1 side of the chimney breast and original fire surround in painted finish. This is also a good size double bedroom.

EXTERNALLY

Driveway parking to the front leading to entrance vestibule. The property benefits from a good size rear garden plot which is very low maintenance with a lovely paved patio immediately adjacent to the rear of the house, extending to York stone style paving for much of the remainder of the garden with raised borders. The centre of the garden is a fountain/pond and there is also a garden shed. Gated access to the rear. The rear garden benefits from a south and west facing aspect which means it benefits from sunshine for the majority of the day particularly the afternoon and evening, weather permitting, and is a lovely plot.



