



Burcombe Close, Ryhope, Sunderland

£159,995

SPACIOUS 2 DOUBLE BEDROOM BEAUTIFUL MODERN BARRAT HOME

LARGE REAR GARDEN PLOT OVERLOOKING GREENERY

BEAUTIFUL KITCHEN WITH INTEGRATED APPLIANCES & DOORS LEADING OUT TO REAR PATIO/GARDEN

LOVELY LOCATION WITHIN THE DEVELOPMENT

EPC RATING B

DRIVEWAY PARKING TO FRONT WITHIN PLEASANT STREET SETTING

SPACIOUS 2 DOUBLE BEDROOM BEAUTIFUL MODERN BARRATT HOME - LOVELY LOCATION WITHIN THE DEVELOPMENT - LARGE REAR GARDEN PLOT OVERLOOKING GREENERY - BEAUTIFUL KITCHEN WITH INTEGRATED APPLIANCES & DOORS LEADING OUT TO REAR PATIO/GARDEN - DRIVEWAY PARKING TO FRONT WITHIN PLEASANT STREET SETTING. Good Life Homes are delighted to bring to the market a gorgeous 2 double bedroom semi-detached home on this sought-after BARRATT development and benefitting from a particularly nice plot with green leafy views to the rear and a generous rear garden and set within an attractive street scene. Well presented internally, this modern home will be sold with the transferable builders structural warranty for peace of mind. Briefly comprising; driveway parking to front, lounge, light and airy breakfasting kitchen with direct access onto the patio and garden, 2 double bedrooms and a stylish bathroom. This a great opportunity to get onto this sought-after development at entry-price level with a lovely well-located ready to move into home with a nice position within the development. 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

Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, door leading off to lounge.

LOUNGE 12' 10" x 11' 7" (3.91m x 3.53m)

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with Georgian style bars, door leading off to internal lobby.

INTERNAL LOBBY

Laminate wood-effect flooring, door leading off to WC, door leading off to dining kitchen.

WC 5' 9" x 2' 9" (1.75m x 0.84m)

Tiled flooring, radiator, white sink with single pedestal and chrome tap, white toilet with low level cistern. Extractor fan.

DINING KITCHEN 14' 7" x 9' 3" (4.44m x 2.82m)

Laminate wood-effect flooring, built-in cupboard providing useful additional storage, a natural dining area to one end which the current owners created a bespoke built-in dining table and bench seats. Designer style fitted kitchen with a range of wall and floor units in a grey finish with contrasting work surfaces. Stainless steel sink with single bowl, single drainer matching Monobloc tap, integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish. Integrated dishwasher, integrated washing machine, integrated fridge/freezer. Central heating boiler concealed within cupboard. one of the lovely features of the dining kitchen is the light coming in through white uPVC double-glazed patio doors with fixed panes either side and providing lovely views over the slightly secluded rear garden and patio.

FIRST FLOOR LANDING

Single radiator, side facing white uPVC double-glazed window, loft hatch, 3 doors leading off, 2 to double bedrooms and 1 to bathroom.

BEDROOM 1 11' 7" x 11' 0" (3.53m x 3.35m)

A good size double bedroom with carpet flooring, single radiator, front facing white uPVC double-glazed window with attractive Georgian bars, 2 large built-in cupboards proving storage.



BEDROOM 2 11' 2" x 8' 2" (3.40m x 2.49m)

Also a good size double bedroom with carpet flooring, radiator, rear facing white uPVC double-glazed window with views over greenery.

BATHROOM 6' 7" x 6' 2" (2.01m x 1.88m)

Tiled flooring, double radiator, white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel, chrome taps with thermostat shower fed from them main hot water system and glass shower screen over. Stylish tiling choices around the bath area extractor fan, electric shaving point.

EXTERNALLY

Block paved driveway suitable for parking at least 1 vehicle with small area of lawned garden leading to GRP double-glazed front door. The property benefits from being on a lovely plot which has an open outlook to the rear, lots of greenery and privacy with large paved patio area immediately adjacent to the house, access path to the side leading to the front and large area laid to lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.