



Lyngrove, Ryhope, Sunderland

£129,995

3 BEDROOM SEMI

STYLISH OPEN PLAN STAIRCASE IN LOUNGE

17FT MODERN DINING/KITCHEN

BEAUTIFULLY PRESENTED THROUGHOUT

EPC RATING to follow

LOVELY REAR GARDEN PLOT WITH RAISED DECKING & WELL MAINTAINED LAWN

GREAT LOCATION - 3 BEDROOM SEMI - BEAUTIFULLY PRESENTED THROUGHOUT - STYLISH OPEN PLAN STAIRCASE IN LOUNGE - 17FT MODERN DINING/KITCHEN - LOVELY REAR GARDEN PLOT WITH RAISED DECKING & WELL MAINTAINED LAWN - STYLISH BATHROOM. Good Life Homes are delighted to bring to the market a beautifully presented 3 bedroom home in a great location. Updated and ready to move into and briefly comprising; lounge, dining/kitchen, 3 bedrooms, bathroom, gorgeous rear garden with sunny aspect. This is a wonderful opportunity to acquire a ready to move into home perfect for first time buyers or families alike. 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

LOUNGE 18' 1" x 12' 2" (5.51m x 3.71m)

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, 2 double radiators, front facing white uPVC double-glazed bow window. Built-in gas fire to chimney breast. Attractive staircase to first floor landing with panelling leading up the stairs and onto the landing. Stylish double doors leading to the dining kitchen.

DINING KITCHEN 17' 2" x 9' 9" (5.23m x 2.97m)

Laminate tile-effect flooring, double radiator, white uPVC double-glazed patio door leading out to rear patio and garden with fixed double-glazed pane to 1 side. Modern fitted kitchen with a range of wall and floor units in a grey and white finish with natural wood-effect laminate work surfaces. Stainless steel sink with single bowl, single drainer and Monobloc tap. Integrated electric oven, 4 ring gas hob and integrated extractor. Built-in cupboard with plumbing for washing machine and housing the boiler with side facing single glazed uPVC window, under bench space for condensing dryer. White uPVC double-glazed door leading to the side of the property, space for tall fridge/freezer, space for dining table and chairs.

FIRST FLOOR LANDING

Continuation of the panelled walls, side facing white uPVC double-glazed window. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM 6' 0" x 5' 6" (1.83m x 1.68m)

Laminate wood-effect flooring, grey designer style towel heater radiator. Stylish bathroom suite comprising toilet and sink built into unit with concealed cistern and black tap, bath with panel, glass shower screen over and black taps and separate shower fed from the main Combi boiler comprising fixed overhead shower and separate hand held shower. Rear facing white uPVC double-glazed window with privacy glass. Extractor fan. Recessed lights to ceiling. UPVC cladded paneling to walls and ceiling.

BEDROOM 1 11' 9" x 10' 10" (3.58m x 3.30m)

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



BEDROOM 2 11' 4" x 9' 0" (3.45m x 2.74m)

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. This is also a decent size double bedroom.

BEDROOM 3 9' 0" x 8' 0" (2.74m x 2.44m)

The room is L shaped and measurements taken at widest points. Carpet flooring, double radiator, front facing white uPVC double-glazed white window. This room is used as a dressing room by the current owners but would accommodate a single bed.

EXTERNALLY

Low maintenance front garden with slate chippings and driveway parking (although, please note the curb onto the main road has not been dropped) side gate leading to the side garden. The property benefits from a lovely rear garden plot which has been beautifully presented with raised decking immediately adjacent to the patio doors leading from the dining room, an area of paving, well maintained lawn and some further decking to the bottom of the garden. perimeter fencing providing a good degree of privacy. Side access gate leading to the front.



