Ramsgate Road

Sunderland

SR5 5PE









good life
sales & lettings

Ramsgate Road

£85,000

INTRODUCTION
2 BEDROOM SEMI-DETACHED - GARAGE & DRIVEWAY - GOOD SIZE REAR GARDEN PLOT - WALKING DISTANCE TO SCHOOL - REQUIRES SOME UPDATING - NO CHAIN

EXTERNAL
Dropped curb leading to driveway. Attached garage. White uPVC double glazed door leading into entrance porch.

ENTRANCE PORCH
White uPVC double glazed window front facing and a white uPVC double glazed door. Carpeted flooring. Radiator. Door leading into the lounge. Previously there was a door, which has been blocked up, which would have originally lead into the kitchen. Carpeted stairs to first floor landing.

LOUNGE
Carpeted flooring, radiator, white uPVC double glazed window front facing. Feature fireplace surrounded in a wood effect finish with quartz hearth and back with a built in electric fire. Door leads off to a separate dining room.

DINING ROOM
Carpeted flooring, radiator, white uPVC double glazed window, which is rear facing. Door leading off to the lounge. Door leading off to the kitchen.

KITCHEN
A good sized kitchen with vinyl flooring. White uPVC double glazed window, rear facing over garden. A fitted kitchen with a range of wall and floor units in a oak finish with contrast laminate work surfaces. A stainless steel sink with sink and a half drainer complete with a Monobloc tap. Space and connection for a gas cooker. Worcester Bosch Combi boiler. Space for tall fridge freezer. Internal door leading into garage. Double radiator.

GARAGE
The garage benefits from electric sockets and lighting. An electric roller shutter garage door. Partially glazed door providing access to the rear garden. Really good facility as has space for a car to be parked or suitable for a workshop.

REAR EXTERNAL
A good sized rear garden plot with paved patio directly adjacent to the house. Steps lead to a raised level, which was at one point was well maintained with a greenhouse but is now overgrown. Shrubs providing privacy from neighbouring properties. Rear boundary over looks school playing fields and has a lovely aspect.

FIRST FLOOR LANDING
Carpeted stairs from the entrance hall to the first floor landing. White uPVC double glazed window side facing. Loft hatch situated here. Three doors leading to the bathroom and two bedrooms.

BEDROOM 1
A large, front double bedroom. Carpeted flooring and radiator. White uPVC double glazed window front facing.

BEDROOM 2
A rear double bedroom. Carpeted flooring with a radiator and white uPVC double glazed window, which is rear facing with lovely views.

BATHROOM
A partly modernised bathroom with a walk-in double shower with fixed glass shower screen. The shower is fed directly from the combi boiler. The area around the bath is finished in with uPVC cladding. Coloured toilet with a







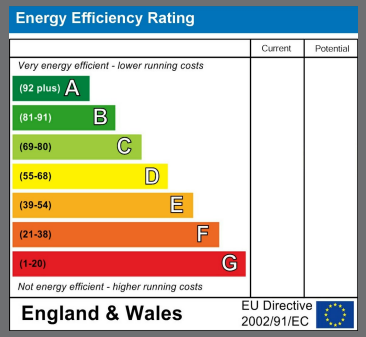




Local Authority

Council Tax Band

A





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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