Beechbrooke

Ryhope

Sunderland

SR2 0NZ









good life
sales & lettings

Beechbrooke

£79,995

INTRODUCTION
Good Life Homes are delighted to bring to the market this sought-after two-bedroom ground-floor apartment at Beechbrooke, Ryhope with NO CHAIN. With an attractive leafy outlook over a pedestrian-only walkway to the front, the property offers allocated parking and additional visitor parking to the rear, with access to the building from both sides.

ENTRANCE HALL
Entrance door into the apartment opens directly into the hallway, which has a radiator and doors leading to both bedrooms, the bathroom and the lounge.

LOUNGE AND DINING ROOM
Measurements taken at widest points.
A spacious lounge and dining room with laminate wood-effect flooring, two radiators and a white uPVC double-glazed window overlooking the leafy pedestrian-only walkway. An archway to the rear leads directly into the kitchen.

KITCHEN
Measurements taken at widest points and include built-in cupboard.
Laminate wood-effect flooring, double radiator and rear-facing white uPVC double-glazed window. Modern fitted kitchen comprising a range of white wall and floor units with contrasting laminate work surfaces. A stainless-steel sink with single bowl, single drainer and matching Monobloc tap is situated beneath the window. Space and plumbing for a washing machine, integrated electric oven, four-ring gas hob, extractor hood and integrated fridge. The large built-in cupboard houses a modern combi boiler, which the vendor advises was recently updated. Some residents use this cupboard to accommodate a taller fridge freezer if required.

BEDROOM 1
Double bedroom with carpet flooring, double radiator and white uPVC double-glazed window. Two sets of double built-in cupboards provide storage and hanging space.

BEDROOM 2
Small double bedroom with carpet flooring, double radiator and front-facing white uPVC double-glazed window.

BATHROOM
Vinyl tile-effect flooring and double radiator. White suite comprising a WC with low-level cistern, pedestal washbasin with chrome tap, and a panelled bath with chrome tap. A separate shower is supplied by the main combi boiler system. The walls are tiled around the bath and to half height around the WC and wash basin. Extractor fan.

EXTERNALLY AND ACCESS
Allocated parking plus visitor parking to the rear. The building has access doors to both the front and rear, with a secure entrance. To the front, the apartment enjoys an attractive leafy outlook over a pedestrian-only walkway.

TENURE AND MANAGEMENT CHARGES
Leasehold. Lease details and management charges are to be confirmed.





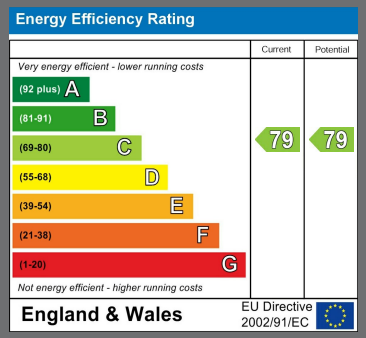






Local Authority
Sunderland

Council Tax Band
B





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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