



## 2 bed detached bungalow to buy

Stillington Close, Ryhope, Sunderland,  
Tyne and Wear, SR2 0LQ

**£230,000**

 x2  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ LARGE PLOT WITH AMPLE
- ✓ ENCLOSED GARDENS AND CONSERVATORY
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Nestled at the end of a tranquil cul-de-sac, this detached two bedroom bungalow offers a unique opportunity for those dreaming of privacy and comfort.

Built in 1994, the property is designed to simplify and enhance everyday living. Visitors are greeted by a pretty front garden and welcomed into a convenient entrance porch. Both bedrooms and the entrance hall are equipped with ample in-built storage.

A handy utility room ensures that the kitchen-diner can remain a space for cooking and eating, and the spacious bay-windowed lounge/ lounge-diner can be furnished to suit the chosen lifestyle of the new occupier. A bright and airy conservatory looks out onto an enclosed lawned garden that is boarded with a range of cottage garden shrubs including a spectacular summer clematis.

With an attached garage, driveway and additional parking space — the sizable plot can comfortably accommodate multiple vehicles.

Situated in the pretty coastal village of Ryhope, number nine is perfectly positioned in terms of access to amenities and public transport. The village green and much admired Grade II\* listed Ryhope Engines Museum are a short stroll away, as is some of the most beautiful coastline that Britain has to offer. Gas central heating, freehold ownership, and low council tax band (C) ensure living costs are kept to a minimum.

And with natural daylight flooding through each of the large double glazed windows, this modern property is bright, warm and well insulated.

Offered vacant, with no chain, this cozy yet spacious freehold property is a blank canvas for a new owner to make their mark and create their dream home. A detached freehold bungalow with this level of privacy and potential is a rare find and we expect it to be snapped up quickly.

Council Tax Band: C

Tenure: Freehold

Price: £230,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Year built: 1993

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Upvc door to the entrance hallway with doors to the lounge, bedroom one, bedroom two, kitchen and shower room. The utility room leads from the kitchen and on to the conservatory.

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## Lounge

Double glazed bay window to the front and central heating radiator. Feature fire surround with electric stove style fire.



## Kitchen/diner

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl sink with mixer tap and splash back. Double electric oven and ceramic hob with extractor hood. Plumbed for dishwasher. Double glazed window to the rear and central heating radiator. Door to the utility room.



## Utility room

Fitted with a range of wall and base units with stainless steel sink unit. Plumbed for automatic washing machine. Double glazed door to the conservatory and door to the garage.



## Conservatory

Double glazed conservatory with door to the patio.



## Bedroom One.

Double glazed bay window to the front, central heating radiator and fitted wardrobes.



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## Bedroom Two

Double glazed window to the rear, central heating radiator and fitted wardrobes.



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## Shower room

Comprising low level w.c., wash basin and walk in shower cubicle. Double glazed window to the rear and central heating radiator.



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## External

Well placed on a corner plot at the top of a quiet cul-de-sac the property has ample parking as well as a single garage. To the rear a lawned garden with well stocked borders and patio area.

Approx Gross Internal Area  
93 sq m / 1005 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S4</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>6S</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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