Ryhope Road, Ashbrooke, Sunderland

£249,950

The Coach House is an impressive detached property, occupying a superb position within this gated development in the highly regarded Ashbrooke Conservation Area. Internally the property provides a stunning stylish interior, comprehensively upgraded blending attractive character features with modern enhancements. Accessed via a reception hall with a beautiful tiled floor and a staircase to the first floor. There is a spacious lounge and a fabulous, kitchen / diner, fitted with an excellent range of units and a selection of integrated appliances. Completing the ground floor is a useful, modern shower room/wc. To the first floor there are two double bedrooms, both with fitted wardrobes and a luxury bathroom/wc. Externally the property benefits from a parking space, along with the use of the wonderful, well maintained communal gardens with lawned areas and mature planting. Ideally located close to a range of local amenities and well-regarded schools, the property also benefits from excellent transport links to Sunderland City Centre and wider road networks. We highly recommend arranging a detailed inspection to fully appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via wooden, stained glass entrance door.

Reception Hall

Radiator and stairs to first floor with storage under.

Lounge 14'6" x 15'2"

2x double glazed windows to front, radiator and feature fire.

Kitchen/Diner 17'1" x 15'1"

Range of wall and base units with countertops over incorporating a single bowl undermount sink and drainer unit with mixer tap. Integrated double oven, electric hob and hood, fridge freezer and dishwasher. Space for washing machine. 2x double glazed windows and radiator.

Shower Room

Low level WC, washbasin and walk in shower cubicle, heated towel rail.

First Floor Landing

Skylight.

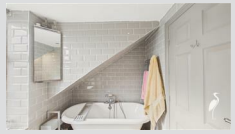
Bedroom 1 13'5" x 9'1"

Double glazed window to front and skylight, storage cupboard and built in wardrobes. Double radiator.

Bedroom 2 12'4" x 14'0"

Double glazed window, double radiator and built in wardrobes.

Bathroom



Low level WC, washbasin and free standing bath, double glazed window and chrome heated towel rail.

Outside

Stunning Communal gardens and private parking.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property has a share of the freehold with a Lease Term of 125 years from 1/1/1997 and the Ground Rent is £0.

The communal fee is £30.00 per month.

Ground rent review period (year/month) - to be confirmed

MAIN ROOMS AND DIMENSIONS

Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars
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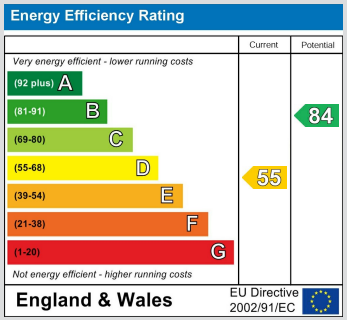
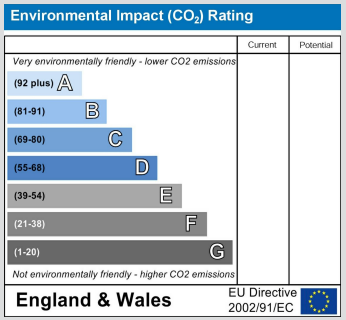
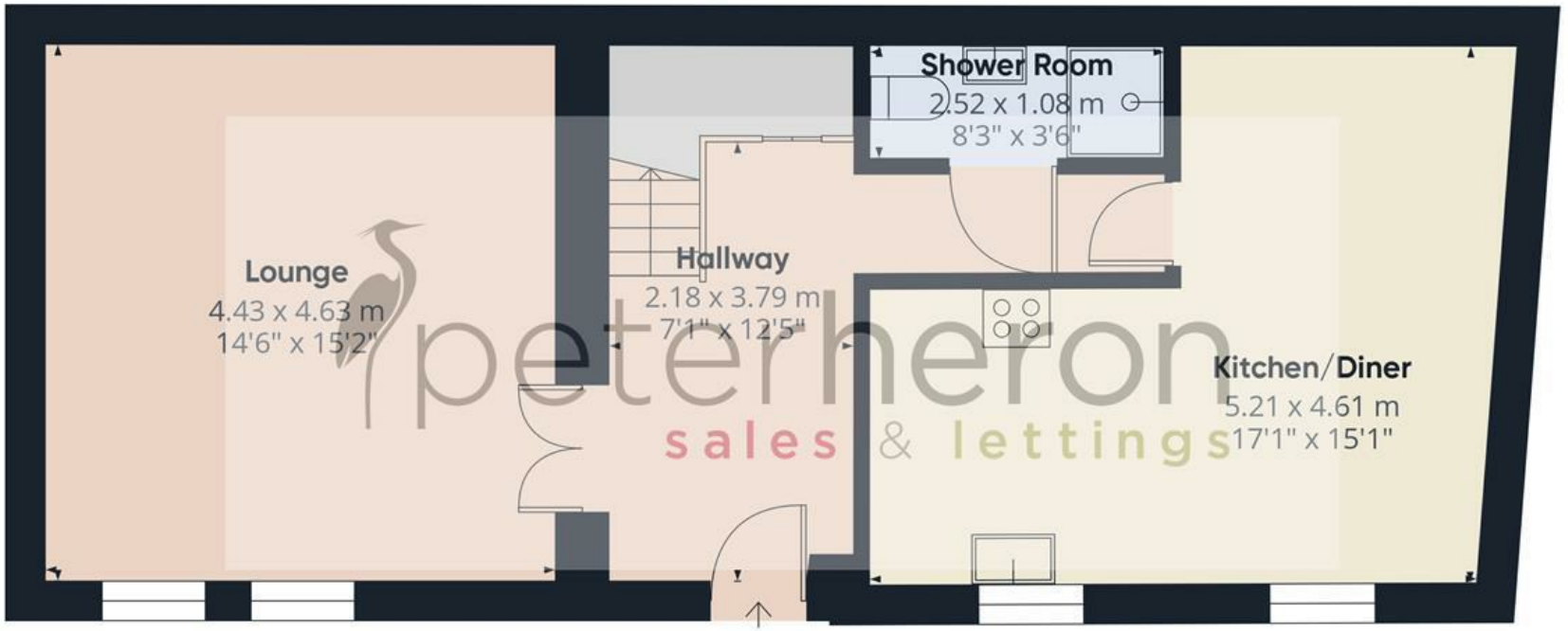
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor

First Floor

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Approximate total area(1)

103.9 m²

1118 ft²

Reduced headroom

7.6 m²

82 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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