









This attractive two bedroomed semi detached home is located within this sought after residential area in Ryhope. The internal accommodation comprises attractive entrance hall, lounge, dining room, kitchen, two first floor bedrooms and a bathroom. Externally there are gardens to the front and rear along with a driveway providing off street parking. Perfectly positioned for easy access to Ryhope Village, the A19 and Sunderland City Centre. Early viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

Double glazed window, radiator and stairs to first floor with storage under. Door to lounge.

Lounge 12'2" x 11'3"



Double glazed bay window to front, radiator and feature electric fire. Open plan into dining room.

Dining Room 10'2" x 7'4"



Double glazed window rear, radiator and storage cupboard. Door and serving window to kitchen.

Kitchen 9'8" x 8'8"



Range of wall and base units with countertops over incorporating sink and drainer with mixer tap. Integrated

appliances include oven, electric hob and cooker hood, microwave and dishwasher. Double glazed window rear and radiator. Door to utility.

Outhouse/Utility 15'3" x 3'8" plus 6'6" x 6'2"

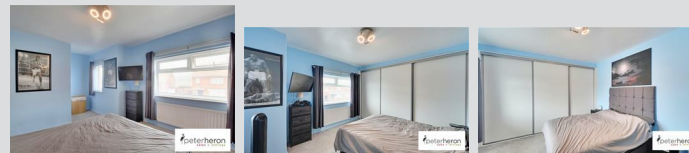


Countertop with hand wash basin and space for washing machine under, space for fridge freezer, UPVC doors and window to front and rear. Double radiator.

First Floor Landing

Access hatch to loft and double glazed window.

Bedroom 1 15'8" x 11'1"



Two double glazed windows to front, radiator, built in sliding door mirrored wardrobes and built in storage cupboard.

Bedroom 2 10'11" x 9'0"



Double glazed window to front, radiator and built in sliding door mirrored wardrobes.

Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window to rear.

Outside



Garden to the front with driveway providing off street parking and gardens to the rear.

Council Tax Band

The Council Tax Band is Band A.

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

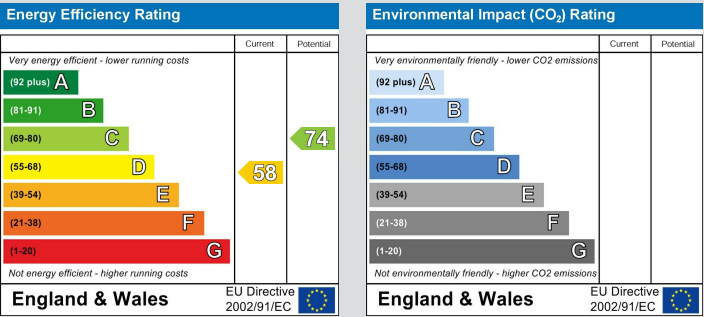
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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