

Withernsea Grove, Ryhope, Sunderland £160,000











A spacious three bedroom detached bungalow, occupying an attractive position within this ever popular location, available with no upper chain involved. Internally the accommodation is all on one level, briefly comprising of a generous lounge / dining room, kitchen, three bedrooms and a bathroom/wc. Externally there are lawned gardens to the front and rear, a driveway and a single garage. This location provides easy access to a range of local amenities, shops and schools as well as transport connections. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via UPVC entrance door.

Lounge/Dining Room 21'3" x 9'9"



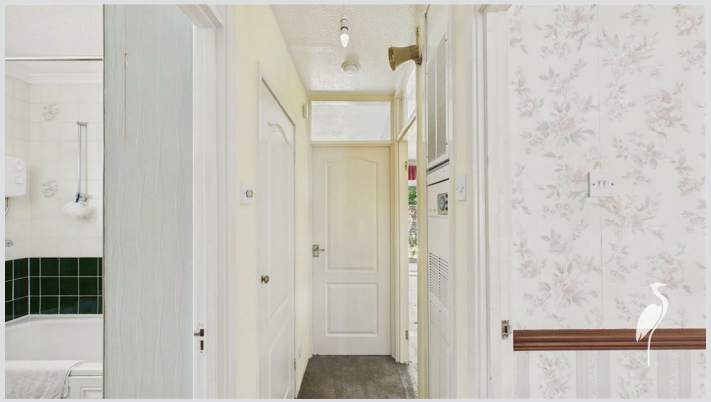
Double glazed bay window to front, electric fire, doors to kitchen and rear hall.

Kitchen 12'3" x 7'6"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, low level fridge and freezer, dishwasher and a washing machine. Double glazed window to front and UPVC door to side of property.

Rear Hall



Storage cupboard and access point to loft.

Bedroom 1 12'10" x 9'10"



UPVC double glazed sliding patio door to rear and built in furniture.

Bedroom 2 9'2" x 9'8"



Double glazed window to rear and built in mirrored fronted sliding door wardrobes.

Bedroom 3 5'11" x 9'7"



Double glazed window to side and built in furniture.

Bathroom



Low level WC, washbasin and bath with shower over, double glazed window to side.

Outside



Garden to the front with driveway providing off street parking leading to attached garage, whilst to the rear lawned garden with paved seating area. Side access to the front of the property.

Garage 17'2" x 7'11"
Access via up and over roller shutter access door. Door leading into store.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 99 years from 1/1/1976 and the Ground Rent is £0.

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

Any prospective purchaser should clarify this with their Solicitor.

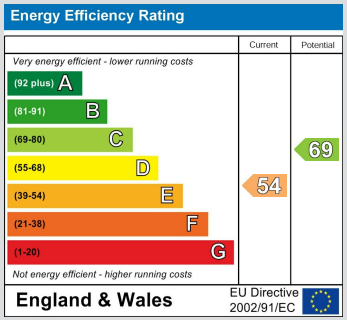
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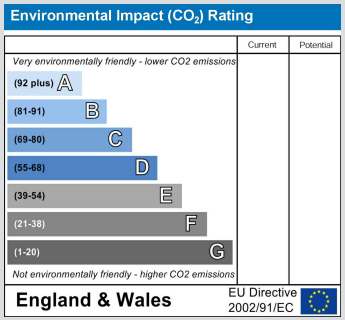
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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Approximate total area(1)

86.2 m²

927 ft²

(1) Excluding balconies and terraces

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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