

Woodham Drive, Ryhope, Sunderland £265,000











An impressive four bedroom detached house, upgraded and remodelled to provide to a superb standard of accommodation. Internally the well-appointed accommodation includes a hall with a staircase to the first floor and an attractive lounge that opens through to a modern dining kitchen. There is a useful utility, a cloakroom/wc and an excellent, versatile room that could be utilised as an additional reception room, play room or study. On the first floor there is a principle bedroom with an en-suite shower room/wc, three further bedrooms (one currently used as a dressing room) and a family room/wc. Externally there is a driveway to the front and a delightful garden to the rear. This location is ideally positioned for local amenities as well as offering links to major road connections. We highly recommended viewing to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Hall



Stairs to first floor, radiator and door to lounge.

Lounge 11'1" x 15'8"



Double glazed window to front, radiator and electric fire. Double doors opening into dining kitchen.

Dining Kitchen 18'6" x 10'4"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood, low level fridge freezer and dishwasher. Radiator and pantry cupboard. Double glazed window and UPVC French patio doors to rear. Door to utility.

Utility 5'2" x 7'1"



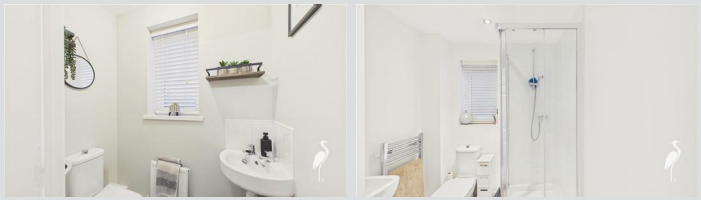
Wall and base units with countertops over providing space for a washing machine. Radiator and wall mounted boiler. Doors to family room. Composite door to rear.

Family Room 8'7" x 15'3"



Double glazed window to front and double radiator.

Cloakroom/WC



Low level WC and washbasin, double glazed window and radiator.

First Floor Landing



Access point to loft and storage cupboard.

Bedroom 1 11'1" x 10'4"



Double glazed window to front, radiator and storage cupboard. Door to en suite.

MAIN ROOMS AND DIMENSIONS

En-Suite Shower Room



Low level WC, washbasin and shower cubicle, chrome heated towel rail and double glazed window.

Bedroom 2 9'2" x 12'2"




Double glazed window to front and radiator.

Bedroom 3 9'4" x 9'7"



Double glazed window to rear and radiator.

Bedroom 4 7'4" x 9'8"




Double glazed window to rear, radiator and built in mirror fronted sliding door wardrobes.

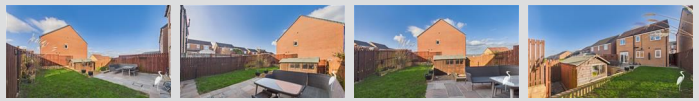
Bathroom





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

Outside



Garden to the front with double driveway providing off street parking. Spacious rear garden with block paved, lawned and gravelled areas.

Council Tax Band
The Council Tax Band is Band D.

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

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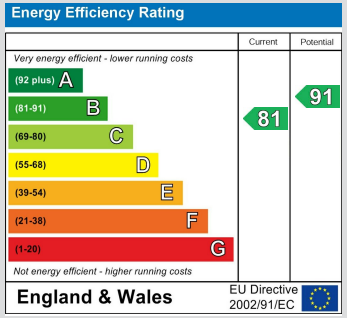
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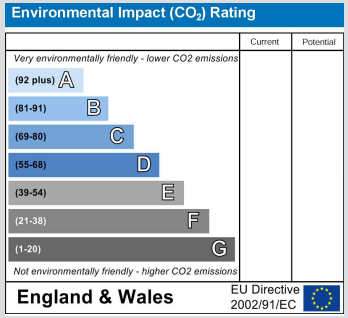
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

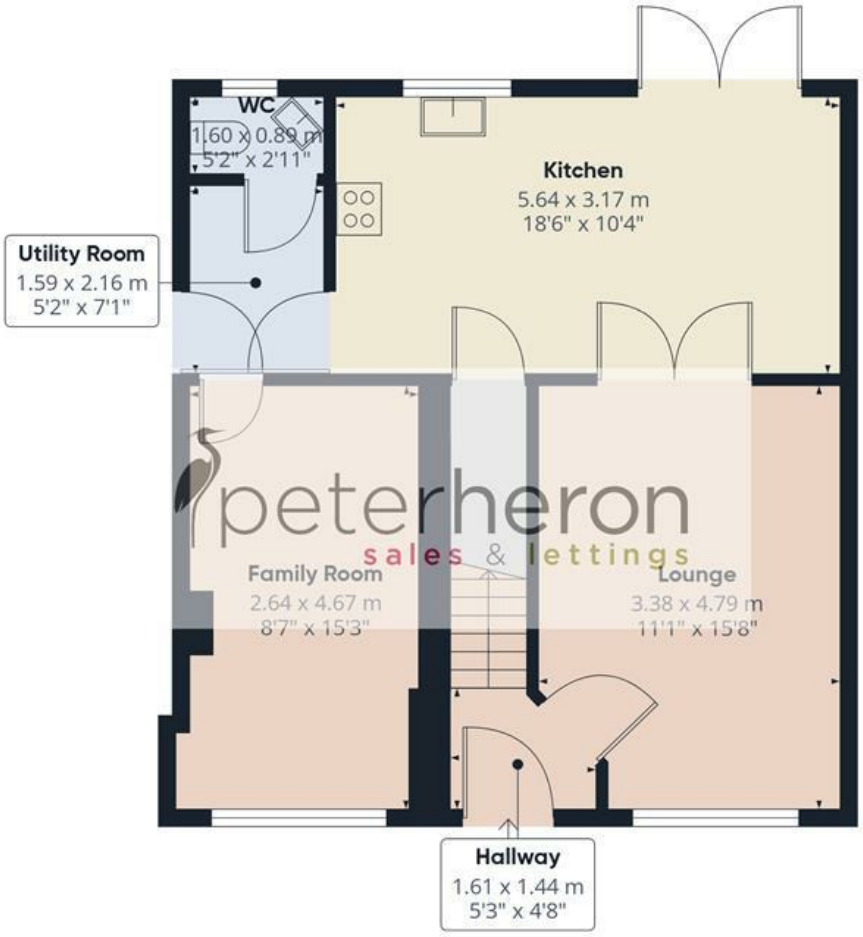
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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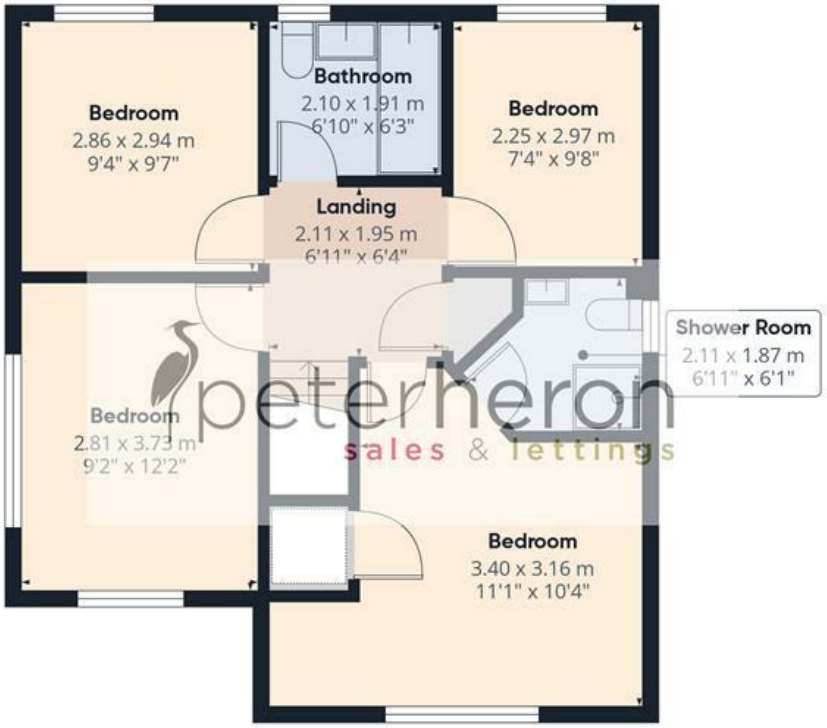








Ground Floor



First Floor

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Approximate total area(1)

108.1 m²

1162 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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