









A delightful three bedroom semi-detached home, enjoying a pleasant cul-de-sac position within this ever popular area of Ryhope. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, lounge to the front, connecting through to a dining room, a breakfasting kitchen and a utility. On the first floor there are three bedrooms, a modern bathroom and separate wc. Externally there is a garden to the front with a driveway, an attached garage and an attractive garden to the rear. This convenient location is ideally placed for local amenities, shops and schools as well as providing excellent links to surrounding areas and major road connections. The property provides great potential for a new owner to put their own stamp on the accommodation, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Inner door to hall.

Hall



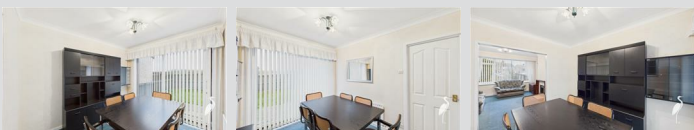
Radiator, storage cupboard and stairs to first floor.

Lounge 11'5" x 13'10"



Double glazed window to front, radiator and feature fireplace. Open plan into dining room.

Dining Room 8'7" x 10'7"



Double glazed sliding patio doors to rear and radiator. Door to kitchen.

Breakfasting Kitchen 8'10" x 10'7"



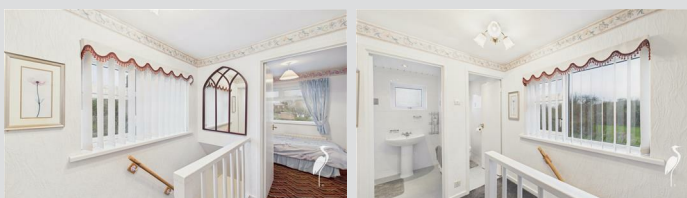
Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Space provided for a dishwasher. Radiator, double glazed window to rear and door to utility.

Utility 9'10" x 8'7"



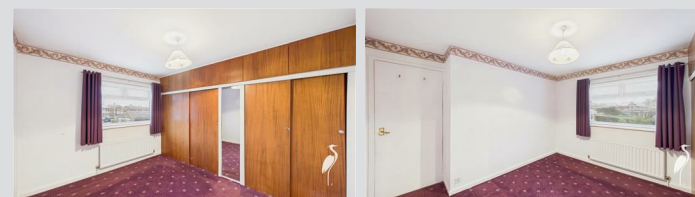
Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Providing space for a cooker, fridge freezer, washing machine and tumble dryer. 2x double glazed windows and UPVC door to rear. Door to garage.

First Floor Landing



Double glazed window to side.

Bedroom 1 8'6" x 11'10"



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

Bedroom 2 8'9" x 10'7"



Double glazed window to rear with sea views, storage cupboard and radiator.

Bedroom 3 7'8" x 8'7"



Double glazed window to front, radiator and storage cupboard. Access point to loft.

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bathroom



Washbasin and bath with shower over, radiator and 2x double glazed windows.

Separate WC



Low level WC, double glazed window.

Outside



Garden to the front with block paved driveway providing off street parking for numerous cars, leading to attached garage. To the rear a generous garden laid mainly to lawn with patio seating area.

Garage

3x single glazed windows and there is a wall mounted boiler.

Council Tax Band

The Council Tax Band is Band C.

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The

copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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

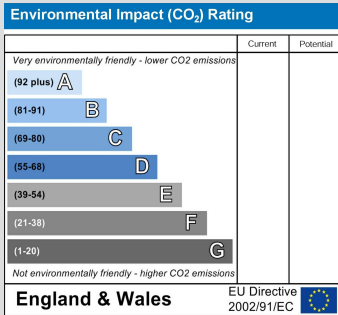
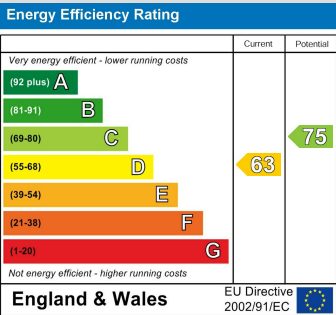
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



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

Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor

Approximate total area⁽¹⁾

94.9 m²

1021 ft²

Reduced headroom

1 m²

11 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.

GIRAFFE360

