



Grey Terrace, Ryhope, Sunderland



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This spacious and beautifully presented end of terrace house has recently been subject to a significant programme of updating and modernisation to provide a most impressive standard of accommodation. Internally there is a hall, lounge to the front with bay window and multi fuel burning stove that opens through to a dining room. There is a contemporary fitted kitchen and a modern bathroom/wc completing the ground floor. On the first floor there is a master bedroom, connecting through to a dressing room and en-suite bathroom/wc, there are two further bedrooms, one with fixed steps to a loft area. Externally there is a small forecourt to the front whilst to the rear there is a delightful courtyard with artificial grass, a decked area and gated access. This convenient location offers easy access to local amenities, shops and schools as well as providing links to major road connections, including the A19. We consider viewing to be essential in order to appreciate the space and standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

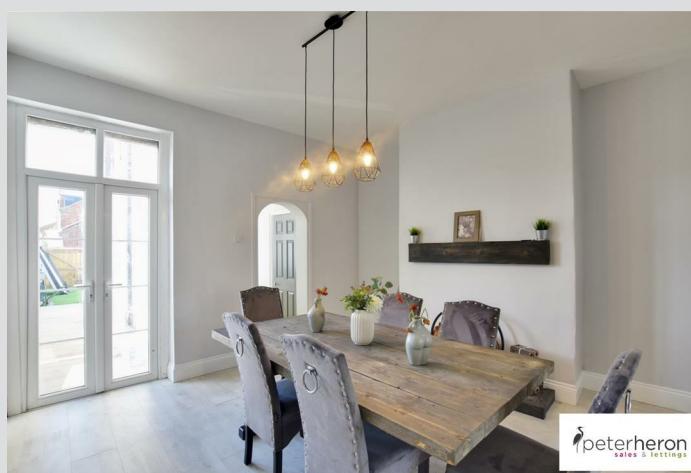
Understair storage cupboard and column radiator.

Lounge 12'10" plus bay x 15'0"



Single glazed window to front, column radiator, coved cornicing and ceiling rose, multi fuel burning stove and wood effect laminate flooring. Opening through to

Dining Room 14'1" x 14'6"



Column radiator, wood effect laminate flooring, French doors to rear courtyard and stairs to first floor landing.

Kitchen 16'4" x 7'10"



Base and eye level units with working surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor hood, storage cupboard, tile effect flooring, double glazed window.

Bathroom



Low level WC, washbasin and bath with shower attachment, tiled splashbacks, column radiator, tiled flooring and double glazed window.

First Floor Landing

Double glazed window.

Bedroom 1 14'7" x 14'0"



Double glazed window, single radiator, wood effect laminate flooring, storage cupboard. Door to walk in closet.

Dressing Room 8'11" x 8'0"

Double glazed window and wood effect laminate flooring. Door to en-suite.

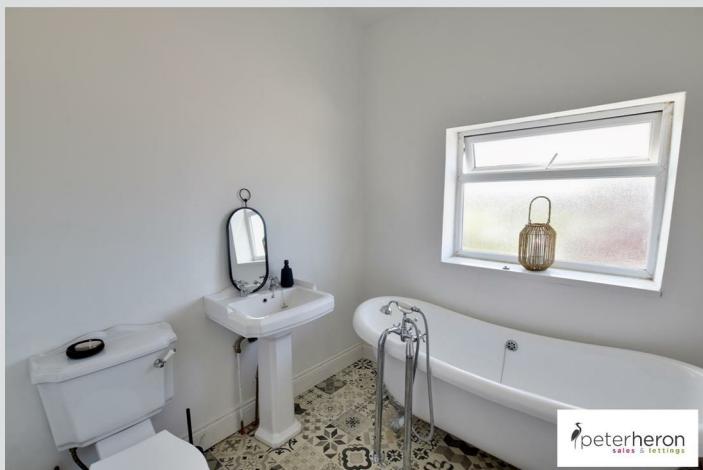
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MAIN ROOMS AND DIMENSIONS

En-Suite Bathroom



Low level WC, pedestal washbasin and claw foot roll top bath with standing shower attachment, tile effect flooring, double radiator and double glazed window.

Bedroom 2 13'2" plus bay x 11'6" into fitted robes



Single glazed bay window, fitted wardrobes, single radiator, wood effect laminate flooring.

Bedroom 3 9'11" x 7'3"



Single glazed window, wood effect laminate flooring and single radiator. Stairs to loft space.

Outside



Rear enclosed courtyard with timber decked seating area leading to artificial lawned area with double timber gates.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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MAIN ROOMS AND DIMENSIONS

Important Notice Part 2

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Fawcett Street Viewings

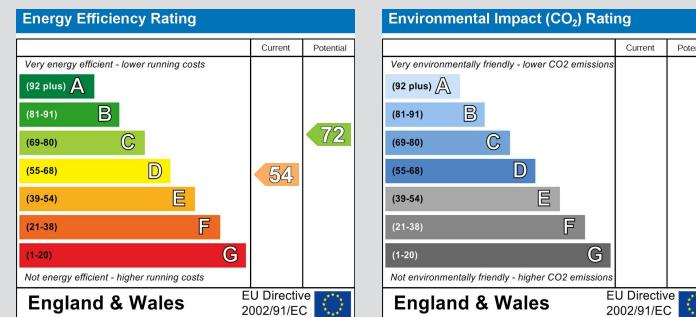
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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