









A superb 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, dining room, delightful conservatory overlooking the rear garden, an impressive contemporary kitchen and a useful utility. On the first floor there are three bedrooms, a modern bathroom and separate wc. Benefits of the property include double glazing and gas central heating to radiators, double length driveway, attached garage and attractive gardens to the front and 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. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed sliding door to

Entrance Porch

There is an inner double glazed door leading through to the hall.

Hallway



With a built in cloaks cupboard, radiator, a staircase to the first floor and doors leading off to the lounge and kitchen.

Lounge 13'8" x 11'5" into alcove



This attractive room has a double glazed window to the front, radiator, feature fireplace with living flame effect gas fire and there is a door which leads through to the dining room.

Dining Room 10'7" x 8'8"



With a tall radiator, double glazed French door to the conservatory and an inner door to the kitchen.

Kitchen 10'7" x 8'11"



The superb kitchen is fitted with a range of contemporary wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an electric oven and electric hob with extractor chimney over, fridge, freezer and a slimline dishwasher, there is a radiator, double glazed window to the rear and a door to the utility.

Utility 8'4" x 8'6"



With fitted units with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a fridge freezer and a washing machine. There is a double glazed window to the rear, double glazed door to the rear garden and a door to the garage.

Conservatory 8'11" x 8'8"



Double glazed French door leading out to the patio area, there are double glazed windows overlooking the garden.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



With a double glazed window to the side and doors leading off to the three bedrooms, bathroom and separate WC.

Bedroom 1 11'10" x 8'2" not inc robes



Double glazed window to the front, radiator and fitted sliding door wardrobes.

Bedroom 2 10'6" x 8'9"



Double glazed window to the rear, radiator and a built in cupboard.

Bedroom 3 7'8" x 8'7" max



Double glazed window to the front, radiator and a built in cupboard.

Bathroom



Modern suite with pedestal wash hand basin and panel bath with mains fed shower over, there is a double glazed window and a heated towel radiator.

Separate WC



With a low level WC and a double glazed window.

MAIN ROOMS AND DIMENSIONS

Outside



There is a delightful garden to the front mainly laid to lawn with planted borders and a double length block paved driveway providing off street parking and with access to the attached single garage, there is a useful side access, and to the rear there is a superb garden laid with a lawn patio and planted borders .

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band C.

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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

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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