

Leechmere Way, Ryhope, Sunderland £95,000











Early viewing is a must of this four bedroom semi detached home in need of updating and modernising throughout however priced accordingly. Arranged over two floors and comprises entrance hall, lounge, kitchen/diner, rear hall, shower room, four first floor bedrooms and separate wc. Externally there are gardens to the front along with a driveway and generous mature gardens to the rear. Situated in the ever popular residential area of Ryhope, ideally placed for a range of amenities, close to schools and providing good transport links to Sunderland City centre, Doxford International Business Park, A19 and wider road networks. No upward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Reception Hall



Stairs to first floor.

Lounge 13'9" x 14'3"




Double glazed window to front, radiator and electric fire. Two storage cupboards and door to kitchen.

Kitchen/Diner 14'0" x 12'5"







Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine.

Two radiators, double glazed windows and UPVC sliding door to rear. Open into rear hall.

Rear Hall




Radiator and wall mounted boiler. Double glazed window and UPVC door to rear. Door to Shower room.

Shower Room




Low level WC, washbasin shower cubicle, radiator and double glazed window to rear.

First Floor Landing



Double glazed window to side and access point to floored loft which boasts power and lighting.

Bedroom 1 11'5" x 8'5"




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

Bedroom 2 11'11" x 8'7"




Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'5" x 5'8"



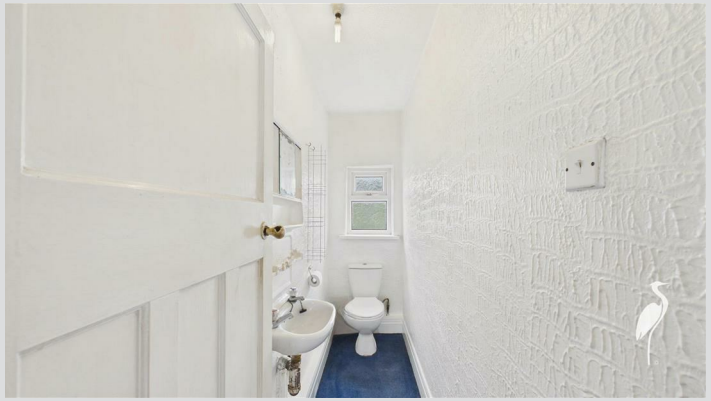

Double glazed window to front, radiator and built in storage cupboard.

Bedroom 4 9'0" x 7'2"




Double glazed window to rear and radiator.

Separate WC



Low level WC and washbasin, double glazed window to rear.

Outside





Garden to the front with driveway providing off street parking via wrought iron gates, side access gate leading to the generous mature rear garden, mainly laid to lawn with a paved seating area.

Council Tax Band
The Council Tax Band is Band A.

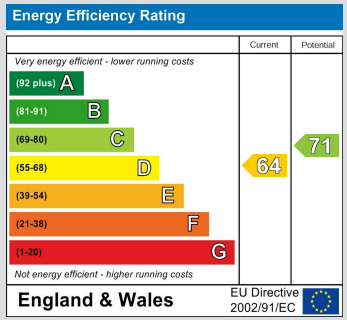
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

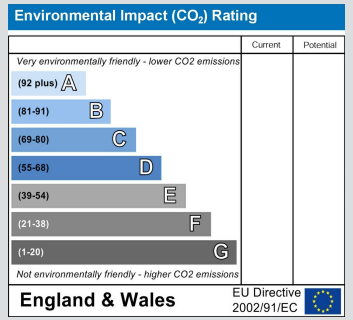
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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

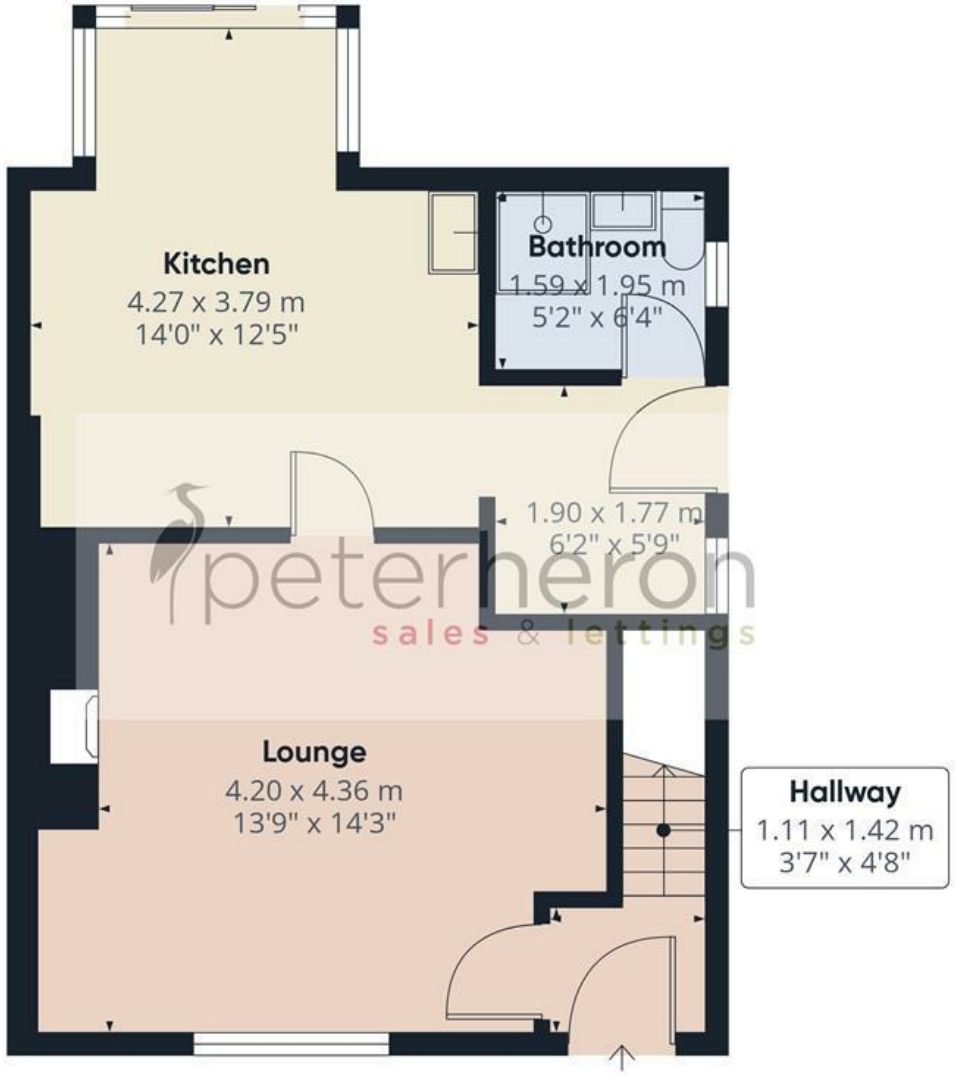
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



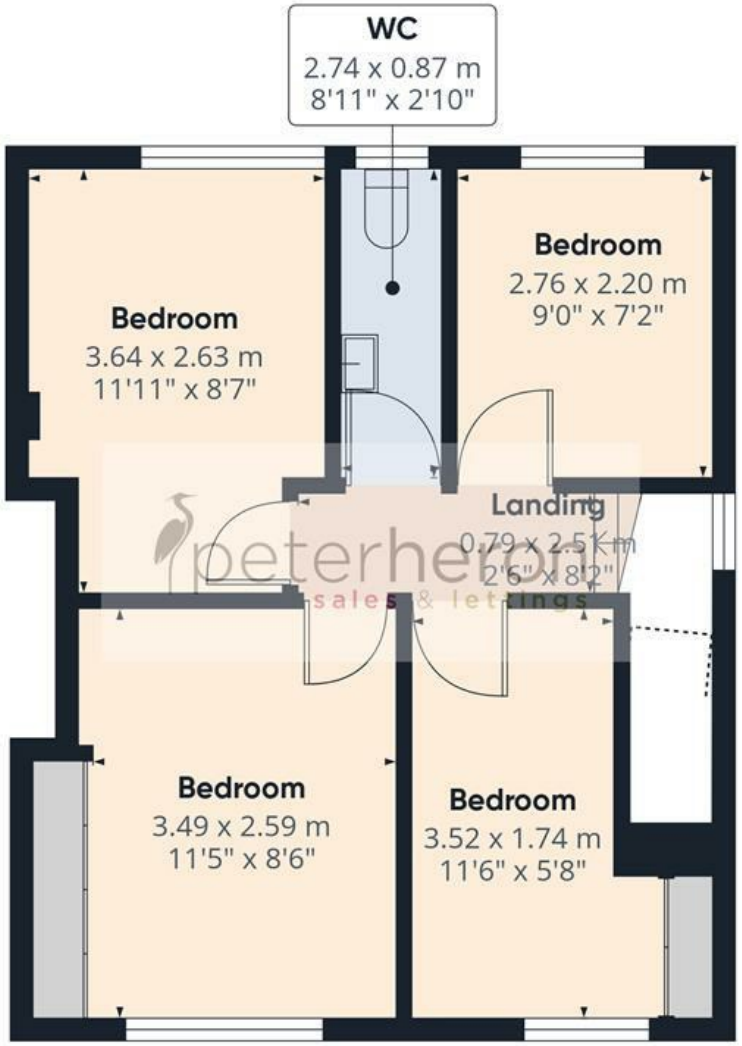


MAIN ROOMS AND DIMENSIONS





Ground Floor



First Floor



peterheron
sales & lettings

Approximate total area(1)

79.3 m²

855 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