









An attractive two bedroom semi-detached bungalow, enjoying a cul-de-sac position within this ever popular area of Ryhope, available with immediate vacant possession and no upper chain involved. Internally the accommodation includes a hall, lounge, kitchen two bedrooms and a bathroom/wc. Externally there is a driveway, an attached garage, a generous lawned front garden and a 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. Early viewing is highly recommend!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door.

Entrance Hall

Wood flooring.

Lounge 11'1" x 13'6" into alcove



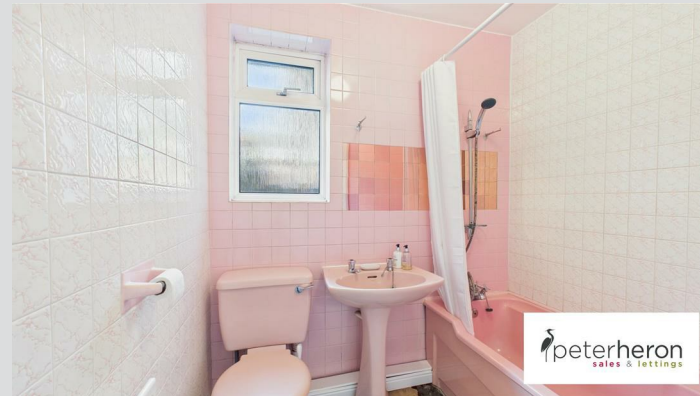
Double glazed window to front, radiator, wood flooring and feature fireplace.

Kitchen 9'11" x 10'0"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge and freezer, double glazed door to rear garden, double glazed window to rear and radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath, double glazed window and radiator.

Bedroom 1 11'6" x 10'8" not including robes



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

Bedroom 2 10'0" x 12'9"



Double glazed window to side, radiator and built in cupboard.

Outside



Generous garden to the front laid mainly to lawn, driveway providing off street parking, useful attached garage and to the rear a garden.

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MAIN ROOMS AND DIMENSIONS

Garage

Housing the central heating boiler. Space and plumbing for washing machine.

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:-
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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.



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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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Approximate total area⁽¹⁾
75.7 m²

(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.