

Lufton Close, Ryhope, Sunderland

£205,000











This immaculately presented three bedroom semi-detached house, occupies a superb position within this attractive, modern development. Internally comprising of a hall with a staircase to the first floor and a cloakroom/wc, lounge to the front and to the rear, an impressive kitchen / diner, fitted with an excellent range of units and French doors leading out to the garden. On the first floor there is a principle bedroom with an en-suite shower room/wc, two further bedrooms and a modern family bathroom/wc. Externally there is a double width driveway to the front and a delightful lawned garden to the rear with a patio area. The ideal situation of the property provides easy access to local amenities as well as offering links to major road connections. We highly advise, early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via composite entrance door into

Reception Hall




Radiator, stairs to first floor with storage under and doors to

Lounge 14'9" x 8'5"





Double glazed window to front and a double radiator

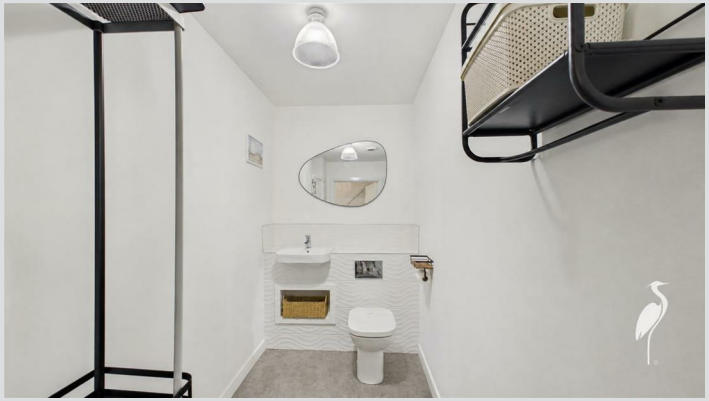
Kitchen/Diner 11'7" x 15'7"






Range of modern wall and base units with countertops over incorporating a 1.5 bowl sink and drainer unit with stainless steel mixer tap. Integrated oven, gas hob and hood, fridge freezer, washing machine and dishwasher. Two radiators. Double glazed window and UPVC French doors to rear.

Cloakroom/WC



Vanity unit comprising low level wc and hand wash basin. Radiator.

First Floor




Landing with access point to loft and doors to

Bedroom 1 9'9" x 11'4"



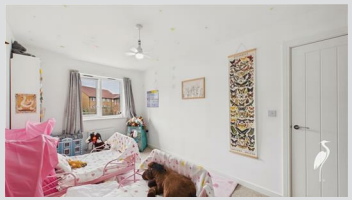

Double glazed window to front elevation, radiator and storage cupboard. Door to en suite.

En Suite Showeroom




Shower cubicle, low level wc and hand wash basin. Double glazed window and a radiator.

Bedroom 2 15'0" x 8'3"

Double glazed window to rear elevation and a radiator.

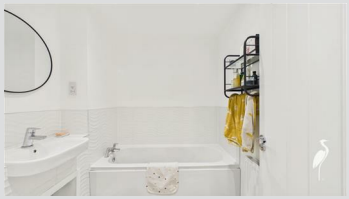
Bedroom 3 11'3" x 7'0"



Double glazed window to rear elevation and a radiator.

MAIN ROOMS AND DIMENSIONS

Family Bathroom

Bath, vanity unit comprising low level wc and hand wash basin. Radiator.

Outside





There is a block-paved, double width driveway to the front and to the rear a delightful garden, laid mainly to lawn with an attractive patio.

Council Tax Band
The Council Tax 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.

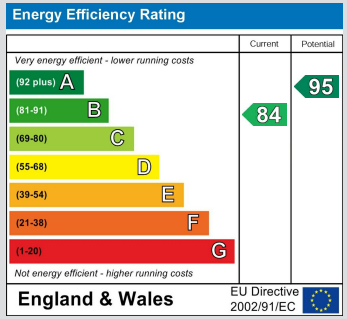
Communal Charges
We have been advised by our clients there are communal charges at a cost of £201.00 per annum.

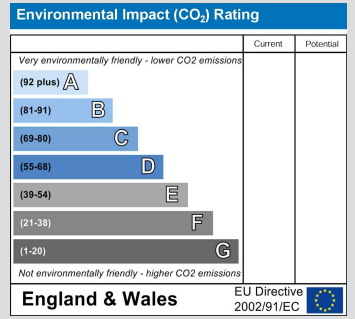
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Fawcett Street Viewings
To arrange an appointment to view this property contact our Fawcett Street branch on .

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

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









Ground Floor

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Approximate total area(1)

45.5 m²

490 ft²

(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.

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