









A superb, three bedroom mid link house featuring an impressive kitchen / diner, parking space and a garage. Internally the accommodation is well presented throughout and to the ground floor includes an entrance porch, lounge and a kitchen / diner, fitted with an excellent range of modern units and integrated appliances whilst to the first floor there are three bedrooms and a bathroom/wc. Benefits of the property include double glazing, gas central heating to radiators, parking space, garage and attractive low maintenance gardens to the front and rear. Ideally located for local amenities, shops and schools as well as providing excellent transport links to surrounding areas. Available with no upper chain involved, we highly advise viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Porch

Radiator.

## Lounge 13'10" x 11'10" not including staircase area



Double glazed window to front, radiator, fireplace with electric fire, recess area below the staircase.

## Kitchen/Diner 14'9" x 11'5"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer, integrated appliances include electric Neff oven, microwave, Neff gas hob, dishwasher, fridge and freezer, plumbing for washing machine, two double glazed windows to rear, double glazed door to rear garden, radiator and concealed central heating boiler.

## First Floor Landing

## Bedroom 1 13'6" x 7'8"



Double glazed window to front and radiator.

## Bedroom 2 11'10" x 8'9" maximum



Double glazed window to rear and radiator.

## Bedroom 3 4'6" extending to 9'4" x 6'8" narrowing to 3'4"



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

## Bathroom



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



Attractive low maintenance gardens to the front and rear. There is a parking space to the rear of the property and a GARAGE with up and over door, benefiting from power and lighting.

## Council Tax Band

We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

## Tenure Freehold

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

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

## 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.

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.

## Important Notice Part 2

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.

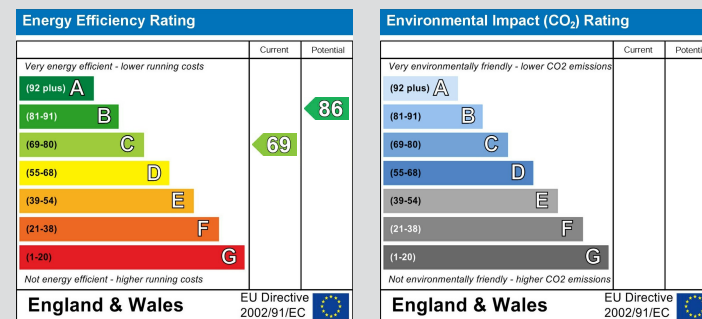
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in 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.

## Opening Times

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

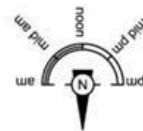
## Ombudsman

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





Ground Floor  
Approximate Floor Area  
(36.57 sq.m)



First Floor  
Approximate Floor Area  
( 35.52 sq.m)

# 12 Ryhope Street South