



Regent Road, Ryhope, Sunderland

£199,950







This extended three / four bedroom semi-detached home, occupies a generous corner plot, enjoys Sea views to the front and features a larger than average twin garages. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, lounge, dining room, kitchen, flexible room that could be a breakfast room or utility and a study or ground floor fourth bedroom. On the first floor there are three bedrooms, bathroom and a separate WC. Benefits of the property include double glazing and gas central heating to radiators where stated, double width driveway, twin garages and substantial gardens. 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. Available for sale with immediate vacant possession and no upper chain, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed double doors into the

Porch

There is a tile floor and inner double glazed door to the hall.

Hall



With staircase to the first floor with under stairs storage cupboard, radiator, built in cloaks cupboard and doors connecting off to go to the lounge and kitchen.

Lounge 13'10" x 11'6" into alcove



Double glazed window to the front, radiator, and the room opens through into the dining room.

Dining Room 10'7" x 8'9"



Double glazed window to the rear, radiator and a door to the kitchen.

Kitchen 10'7" x 8'11"



Wall and base units with work surface over incorporating a double sink unit, space has been provided for the inclusion of a cooker, there is a radiator, double glazed window to the rear, tiled floor and a door to the breakfast room/utility.

Breakfast Room/Utility 8'1" x 6'3"



Flexible room with a double glazed window to the front, radiator and doors to bedroom four/study and to the garage.

Bedroom 4/Study 9'6" x 8'1"



This versatile room has a double glazed window to the side and a radiator.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Double glazed window to the side providing views towards the sea and doors leading off to the three bedrooms, bathroom and separate WC.

Bedroom 1 11'11" x 8'7" no inc robes



Double glazed window to the front with views towards the sea, radiator and fitted wardrobes.

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



Double glazed window to the front with views towards the sea, radiator and a built in cupboard providing a storage space and also housing the central heating boiler.

Bedroom 2 10'7" x 8'11"



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

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MAIN ROOMS AND DIMENSIONS

Bathroom



Pedestal wash hand basin and panel bath with mains fed shower over, radiator, two double glazed windows, part tiled walls.

Separate WC



Fitted with a WC, part tiled walls and double glazed window.

Outside



The property occupies a generous plot with a rap around attractive garden to the front and side with lawned areas and mature planting, there is also an enclosed low maintenance garden area to the rear, there is a double width driveway providing off street parking and access to the garages.

Garage 1 16'4" x 8'2"



An electric remote control roller shutter access door, there is an internal door to the breakfast room/utility, a double glazed door leading out to the rear garden, the benefit of powering lighting and a door connecting to the second garage.

Garage 2 23'11" x 11'5"

Remote control roller shutter access door, a double glazed window and the benefit of powering lighting.

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 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.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

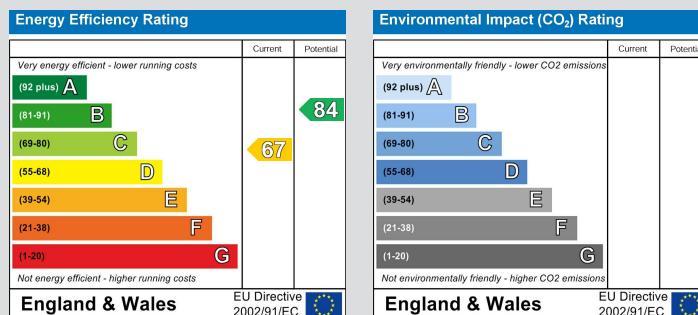
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Opening Times

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

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Ground Floor



First Floor