















A spacious three bedroom detached house, featuring a pleasant open aspect to the front and enjoying a cul-de-sac position within this ever popular area of Ryhope. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, a generous lounge, dining room, a breakfasting kitchen and a useful utility. On the first floor there are three bedrooms, bathroom and separate wc. Externally there is a driveway, attached garage and delightful gardens to the front and 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. A property which carries huge potential, competitively priced, with no upward chain, early viewings are essential to avoid disappointment!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via timber entrance door.

## Entrance Porch

Single glazed windows and inner door to hall.

## Entrance Hall



Radiator and staircase to first floor.

## Lounge 16'3" into alcove x 11'11"



Timber framed double glazed sealed unit bow window to front, radiator and feature fireplace with living flame effect gas fire, sliding doors leading through to dining room.

## Dining Room 11'5" x 8'11"



UPVC double glazed window to rear and radiator.

## Breakfasting Kitchen 11'8" x 8'11"



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

## Utility 7'0" x 7'3"



Space for fridge freezer and washing machine. Door to the rear of the property.

## First Floor Landing



Double glazed bow window to side.

## Bedroom 1 12'1" x 11'8"



Two UPVC double glazed windows to front, radiator and built in cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 8'11" x 13'3"



Maximum including fitted wardrobes, UPVC double glazed window to rear and radiator.

## Bedroom 3 7'5" x 10'2"



Maximum including built in wardrobe, timber framed double glazed sealed unit window to front and radiator.

## Bathroom



Pedestal washbasin and panel bath with shower attachment, two UPVC double glazed windows and chrome ladder style radiator.

## Separate WC

Low level WC and double glazed window.

## Outside



Small garden to the front with lawned area and planted shrubs, whilst to the rear there is a driveway providing off street parking and access to the garage along with a delightful mature garden with lawns and established planting.

## Garage 16'4" x 7'6"

Attached garage with up and over access door, three single glazed timber framed windows and access to workshop.

## Workshop 8'10" x 7'4"

Timber framed double glazed sealed unit window.

## 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:- 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

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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](http://peterheron.co.uk)

## Opening Times

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

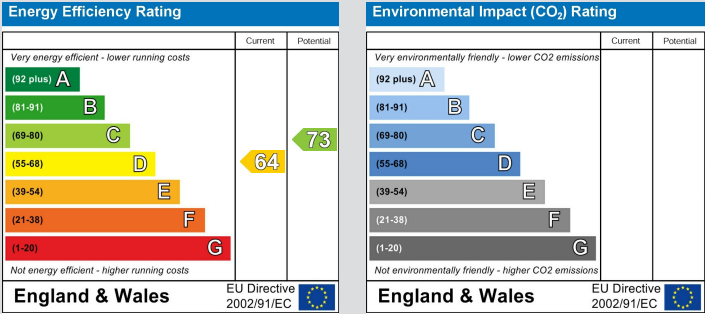
## Ombudsman

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

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# MAIN ROOMS AND DIMENSIONS



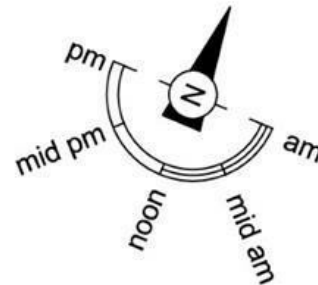
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Ground Floor  
Approximate Floor Area  
(50.80 sq.m)



First Floor  
Approximate Floor Area  
(44.10 sq.m)

2 Regent Road