



29 Beechbrooke

Ryhope, Sunderland, SR2 0NZ



£149,950

Kimmitt & Roberts are pleased to offer this modern end link house situated within this ever popular development in Ryhope. The property occupies a fine position with a detached single garage and driveway as well as a private rear garden. Accommodation comprises entrance hall, wc, kitchen, lounge, landing, three bedrooms with ensuite to master and family bathroom. The property is ideally located for access to local amenities, commuter routes and transport links and comes highly recommended.

Entrance Hall

with entrance door, radiator and staircase leading to first floor

Kitchen 10'2" x 7'10" (3.1m x 2.4m)



with wall and base units with contrasting worktops, gas hob, electric oven, stainless steel sink unit, tiled splash back, double glazed window and radiator



Cloak/W.C.

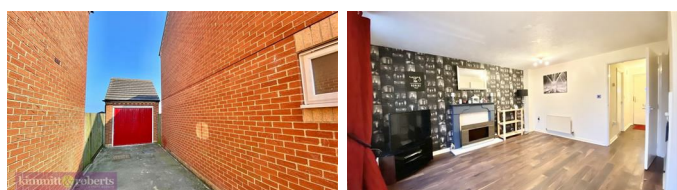


with w.c., wash hand basin and radiator

Lounge 14'9" x 13'9" (into alcove) (4.5m x 4.2m (into alcove))



with double glazed window, radiator and double glazed french doors leading to rear of property



First Floor

Landing

with loft access hatch and built in storage cupboard

Bedroom 1 9'10" x 8'6" (3.0m x 2.6m)



with double glazed window and radiator

Ensuite



with stand alone shower, w.c. and wash hand basin

Bedroom 2 9'6" x 8'2" (2.9m x 2.5m)



with double glazed window and radiator

Bedroom 3 6'10" x 6'2" (2.1m x 1.9m)



with double glazed window and radiator

Bathroom



having panel bath, w.c., wash hand basin, radiator and double glazed window



Exterior



Front lawned garden with perimeter fencing and driveway leading to single garage. To the rear is a artificially turfed garden with patio area and perimeter fencing.

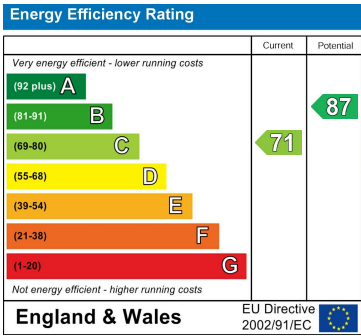
Floor Plan



Area Map



Energy Efficiency Graph



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