



Markington Drive, Ryhope, Sunderland, SR2 0LB

£165,000



# Markington Drive, Ryhope, Sunderland, SR2 0LB - £165,000

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* TWO BEDROOMS \*  
GARDEN AND DRIVEWAY \* WELL PRESENTED THROUGHOUT \*  
CLOSE TO AMENITIES \* COUNCIL TAX BAND -B \* EPC - D \*

Hunters are delighted to welcome to the market this superb two bedroom home on Markington Drive, Ryhope.

Offering well presented accommodation throughout with the added benefit of a conservatory room looking out to a beautiful outdoor space.

Sure to appeal to a wide range of buyers, this lovely home is positioned in a desirable spot facilitating a larger than average driveway and garden areas.

The estate itself is a peaceful location that is ideally placed for good schools and amenities whilst still being in easy reach of both the City centre and A19.

Briefly comprising :

Entrance Porch

Living Room

Kitchen / Diner

Two Bedrooms

Bathroom

Viewing comes highly recommended to appreciate the quality of accommodation on offer !







Ground Floor



Floor 1



**Approximate total area<sup>ii</sup>**

684.07 ft<sup>2</sup>  
63.55 m<sup>2</sup>

**Reduced headroom**

9.53 ft<sup>2</sup>  
0.89 m<sup>2</sup>

Excluding balconies and terraces.

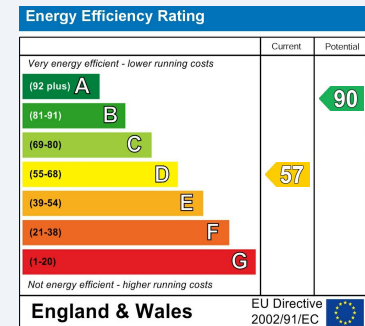
<sup>ii</sup> Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

