



MICHAEL HODGSON

estate agents & chartered surveyors

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THE VILLAGE, SUNDERLAND

£299,950

A exciting opportunity to purchase this Grade II listed semi detached house on The Village in the heart of Ryhope village located close to local shops, schools and amenities as well as having road links Sunderland City Centre. This semi detached property offers generous living space briefly comprising of Entrance Porch, Living Room/ Dining Room, Kitchen, Inner Hall, Sitting Room/ Reception Room, WC. To the First Floor 4 Bedrooms one with En Suite and a Family Bathroom. To the Second Floor there is a loft Room & Shower Room. Externally the property has a lawned front garden and to the rear a paved garden with access to the detached garage. This property must be viewed to appreciate the home and property on offer.

Semi Detached

4 Bedrooms

Living/ Dining Room

Bathroom & En Suite

Sitting Room / Reception Room

Must Be Viewed

Grade II Listed

EPC Rating: D



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Entrance Porch
Tiled floor, radiator

Living Room / Dining Room
16'2" x 41'8"

The Living Room/ Dining Room spans with full width of the property. The living area has a feature fireplace, sash style windows, 2 radiators and the dining area has two radiators, feature fireplace with gas fire, single glazed sash style window

Kitchen
13'6" x 12'11"

The kitchen has a range of floor units, wall mounted gas central heating boiler, sink, plumbed for washer, space for double oven, tiled floor with under floor heating, door to the rear, pantry/larder

Inner Hall
Stairs to the first floor, radiator, storage cupboard

WC
Low level wc, wash hand basin, radiator

Sitting Room / Bedroom 5
9'10" x 18'9"
Rear facing, radiator, this room could be used as a ground floor 5th bedroom if needed,

Cellar
8'3" x 4'8" max
Currently used for storage, accessed from the inner hall

First Floor
Landing, radiator, stairs to second floor

Bathroom
White suite comprising low level wc, pedestal basin, free standing bath, shower, towel radiator, tiled floor with under floor heating

Bedroom 1
16'9" x 11'9"
Front facing, radiator, opening to walk in wardrobe

En Suite
White suite comprising low level wc, wash hand basin, shower, recessed spot lighting

Bedroom 2
16'6" x 13'0"
front facing, radiator, two storage cupboards, basin

Bedroom 3
14'6" x 14'6"
Rear facing, radiator, pedestal basin, two storage cupboards

Bedroom 4
10'1" x 12'8"
Front facing, radiator

Second Floor
Landing, radiator, storage cupboard under eaves

Loft Room
13'7" x 39'8"
This Room has a T fall roof in part, two velux style windows. radiator

Shower Room
Corner shower, low level wc, pedestal basin

Externally
Front lawned garden, rear paved garden with access to garage

Detached Garage
18'0" x 19'0" max
access via and electric roller shutter

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