



MICHAEL HODGSON

estate agents & chartered surveyors

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RYHOPE STREET SOUTH, SUNDERLAND £330,000

A deceptively spacious 4 bed end terraced town house that is arranged over 3 floors that will not fail to impress all who view. The property is ideally located within Ryhope offering convenient access to shops, schools and amenities as well as excellent transport links. The generous yet versatile living accommodation briefly comprises of: Entrance Hall, Sitting / Dining Room, Bedroom 4 (ground floor), Kitchen / Breakfast Room, Bathroom, WCX and to the First Floor, Bedroom 1 with Dressing Area, Dressing Room, Living Room, Bathroom, Bedroom 2 and a Balcony and to the Second Floor Bedroom 3 and a WC. Externally there is a side block paved courtyard, driveway, access to the garage and to the rear and side a garden with paved patio and lawn. Viewing of this superb home is highly recommended.

End Terraced House
Over 3 Floors
Dining / Sitting Room
Viewing Advised

4 Bedrooms
Living Room
Garage & Gardens
EPC Rating: C



RYHOPE STREET SOUTH, SUNDERLAND

£330,000

Entrance Hall
Tiled Floor, return staircase to the first floor, two radiators

Dining Room / Sitting room
19'4" x 16'10"
The dining room/ sitting room has two double glazed sash style windows to the side elevation, double radiator, wood stripped floor

Bedroom 4
17'4" x 9'10"
Ground floor bedroom, Three double glazed sash style windows, full range of fitted wardrobes, two fitted ?, radiator

Kitchen / Breakfast Room
14'6" x 16'7"
The kitchen has a comprehensive range of floor and wall units, granite worktops, tiled floor, Belfast sink with mixer tap, range cooker, two double glazed sash style windows, two double radiators, there is a central breakfasting island

Bathroom
White suite comprising wall hung wash hand basin with mixer tap, two double glazed sash style windows, walk in shower with rainfall style shower, jacuzzi style bath, recessed spot lighting, tiled floor, double glazed french doors to the garden, radiator

WC
low level wc, wash hand basin, chrome towel radiator, extractor

First Floor
Landing, radiator

Bedroom 1
16'9" x 19'5"
The master bedroom has four double glazed sash style windows, two radiators

Dressing area
7'6" x 9'6"
Double glazed sash style window, double radiatoe

Dressing Room
5'6" x 11'10"
fitted rails and drawers, double radiator

Bathroom
White suite comprising low level we, wash hand basin with mixer tap set on a vanity unit, recessed spot lighting, bath with mixer tap and shower attachment, tiled floor, chrome towel radiator, double glazed sash style window to the side elevation

Living Room
17'0" x 18'0"
The living room has two double glazed sash style windows and two radiators.

Bedroom 2
9'10" x 9'11"
Two sets of double glazed french doors leading to a private balcony/terrace, two double radiators

Second Floor
Landing

Bedroom 3
19'8" max x 17'3" max
An l shaped room having Three double glazed windows, t fall roof in part, two radiators, range of fitted wardrobes

WC
Low level wc, wash hand basin with mixer tap and a vanity unit, tiled floor, chrome towel radiator

Garage
Accessed via electric rioter shutter, wall mounted gas boiler

Externally
Externally there is a side block paved courtyard, driveway, access to the garage and to the rear and side a garden with paved patio and lawn

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