



15 Ranelagh Street, Whitecross, Hereford HR4 0DT



**15 Ranelagh Street,
Whitecross,
Hereford
HR4 0DT**

Summary of features

- Semi-detached Victorian house
- Popular side street in Whitecross area
- 3 Bedrooms, 3 Reception Rooms
- Good sized gardens and garage

Asking price £350,000

Situation:

Whitecross is a sought after area of the city, being close to neighbourhood facilities including public house, shops, schooling and leisure facilities. There is a regular bus service into the centre where main shopping can be found.

Description:

Set along a side street in this popular residential area of the city, a semi-detached brick built Victorian home, coming to the market for the first time in 45 years. The property has been extended over the years and now forms 3 bedroom accommodation arranged over three floors, which benefits from double glazing and gas central heating. Much of its original character is still retained with bay windows, fireplaces, exposed floorboards as well as a cellar. There are good sized gardens to the side and rear and storage garage.

No ongoing chain.

Accommodation:

Double Glazed Front Door

Leads to –

Reception Hall

With exposed floor boards, radiator, stairs up to First Floor.

Sitting Room

Having double glazed bay window to front, exposed floorboards, fire place with timber mantle and hearth with inset wood burner, radiator, arch through to –

Dining Room

Having tiled fireplace with timber mantle and surround, alcove cupboards, double glazed window and radiator.

Inner Hallway

With door to cellar.

Kitchen

Having a range of base and eye level units, work surface area with stainless steel one and a half bowl sink, double oven, four ring gas hob, feature exposed brick chimney breast, fitted fridge, double glazed window and radiator. Door through to –

Conservatory

Having fitted cupboard, double glazed windows, double doors to outside and radiator.

Cloakroom

With WC low flush suite.

Cellar

With steps down from the inner hallway to a single room with radiator, power and light and door to outside.





First Floor:

Landing

With timber balastrade, radiator, doors off to –

Bedroom One

Having exposed floorboards, double glazed sash windows to front, tiled fireplace, radiator.

Bedroom Two

Having radiator, double glazed window, fireplace.

Bathroom

Comprising bath, wash hand basin, WC low flush suite, shower cubicle, double glazed window, cupboard housing Vaillant gas central heating boiler.

Enclosed stairs lead from the First Floor landing to the Second Floor.

Second Floor:

Bedroom Three

Having double glazed window and two double glazed Velux windows, fitted cupboard and radiator.

Outside:

Stone steps lead up to an area of garden to the front which is part stone paved and laid to lawn with dwarf hedging. A side gate leads to the rear. The rear gardens are enclosed and private with an area of lawn, patio with various shrubs and built in barbeque. A gate leads to a further area of lawn where there is the shed and greenhouse and more shrubs and bushes.

To the front roadside there is a **Garage/Store 4.55 x 2.76m** with roller shutter door, power and light.

Services:

Mains gas, water, drainage and electricity.

Tenure:

Freehold.



Directions:

Proceed along the Whitecross Road (A438) passing the turn for Sainsburys and continue for approximately half a mile then take the right turning into Ranelagh Street where the property can be seen part way along on the left hand side.

Sunderlands

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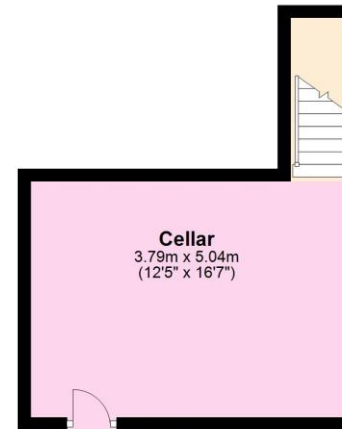
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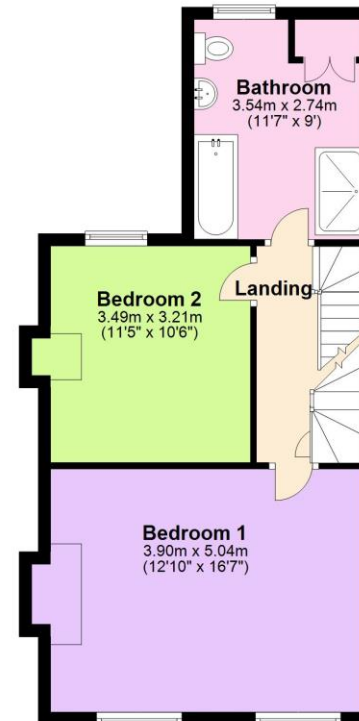
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

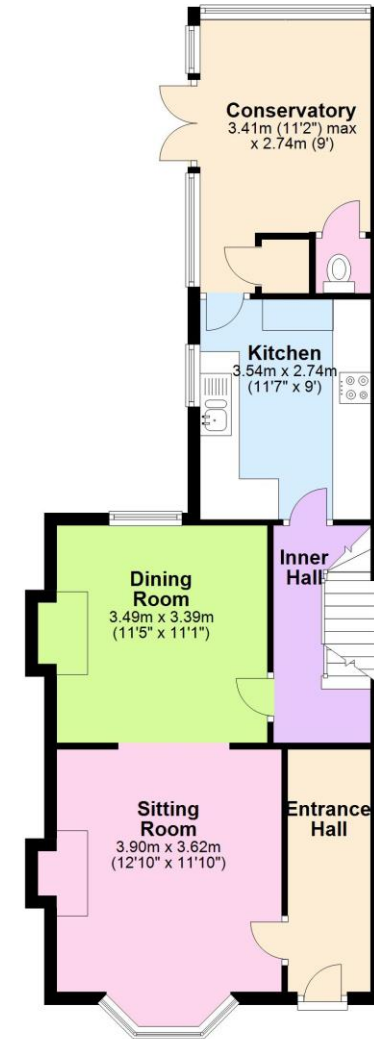
Basement



First Floor



Ground Floor



Second Floor

