













A spacious and attractive two bedroom, two reception room mid terraced property situated within this popular area of Ryhope. Internally the accommodation on the ground floor includes an entrance hall, lounge, dining room, kitchen and bathroom/wc whilst to the first floor there are two generous double bedrooms. Externally there is a small forecourt area to the front and a courtyard to the rear. The property is ideally situated for local amenities, shops and schools, as well as being within easy access of Sunderland city centre and excellent transport connections including the A19. Viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall

### Lounge 14'4" plus bow x 12'11" into recess

Double glazed bow window to front, single radiator and double doors through to

### Dining Room 13'7" x 12'11" into recess

Staircase to first floor, double radiator and double glazed window to rear.

### Kitchen 10'7" x 7'4"

Base and eye level units with working surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor over, single radiator, double glazed window, wall mounted Baxi boiler.

### Rear Lobby

Door to rear courtyard.

### Bathroom

Low level WC, washbasin and bath with overhead shower, part tiled walls, single radiator and double glazed window.

### First Floor Landing

Access to loft.

### Bedroom 1 11'3" x 12'11"

Double glazed window to front and double radiator.

### Bedroom 2 9'8" x 16'6"

Double glazed window, storage cupboard and double radiator.

### Outside

To the rear a courtyard with storage shed.

### Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

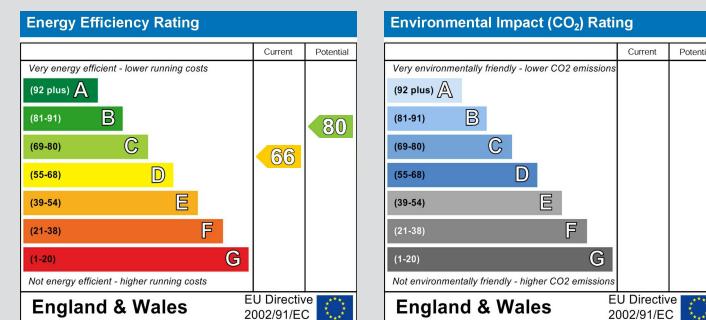
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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