









This superb home provides deceptively spacious accommodation, presented to an impressive standard within the heart of Ryhope Village, overlooking the green to the front. The attractive internal accommodation includes a hall with staircase to the first floor, a delightful living room to the front with a bay window and a generous lounge / diner to the rear that connects through to a superb 22ft modern fitted kitchen. To the first floor there three bedrooms and a fabulous, contemporary bathroom/wc with shower cubicle. Externally the property features generous gardens to the front and rear. This ideal location provides easy access to local amenities, shops and schools as well as offering transport connections to surrounding areas. These properties are rarely available to the open market, we highly advise early viewing to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to hall.

## Entrance Hall



With a radiator and a staircase to first floor with under stairs storage cupboard.

## Living Room 14'4" into bay x 13'3" into alcove



Double glazed bay window to the front and a radiator.

## Lounge/Diner 12'9" x 11'10" extending to 19'4"



This spacious room has a double glazed French door to the rear, radiator and a door connecting through to the kitchen.

## Kitchen 22'8" x 7'0"



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space for a fridge freezer, washing machine and a tumble dryer, two double glazed windows, a radiator and a door providing access out to the rear gardens.

## First Floor Landing

Loft access hatch to a fully bordered loft space, doors lead off to the three bedrooms and to the bathroom.

## Bedroom 1 14'4" into bay x 10'0" not including robes



Double glazed bay window to the front, radiator and built in wardrobes.

## Bedroom 2 13'1" x 9'10" not including wardrobes



Double glazed window to the rear, radiator and fitted wardrobes.

## Bedroom 3 7'4" x 6'11"



Double glazed window to the front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Fitted with a contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit, panel bath and a step in shower cubicle with mains fed shower and there is a double glazed window.

## Outside



There is a garden to the front, and to the rear a delightful garden with a lawn and patio area. There is a garage to the rear of the property which is suitable for storage purposes only as limited access for vehicles.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band C.

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
The particulars are set out for general guidance only for the

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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

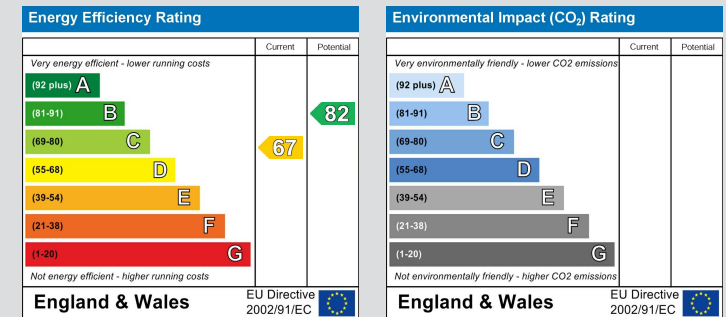
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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