





Rare Opportunity to the market! This substantial and versatile property occupies a wonderful position within the heart of Ryhope Village, overlooking the village green to the front. The property is currently laid out as four flats (was previously 5 flats), it provides great flexibility and should appeal to a variety of buyers, including those who wish to have a home with rental income. Externally the property features a superb rear garden, a gated access to an area providing generous off street parking and there is a double garage. New to the market, full details to follow!

MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS

