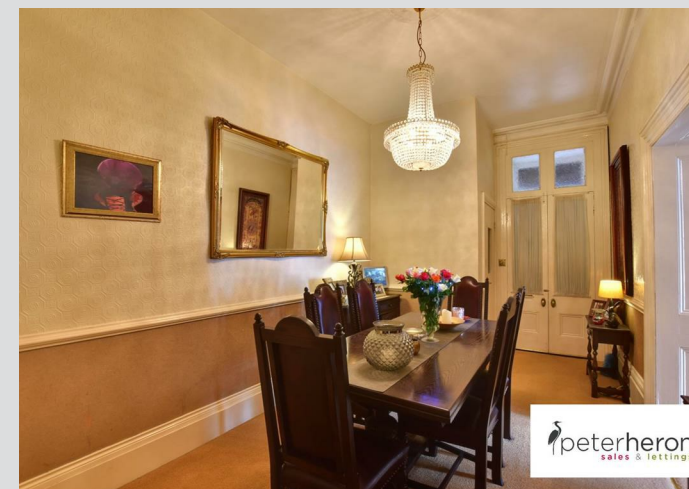










Rare Opportunity to the market! This substantial and versatile property occupies a wonderful position within the heart of Ryhope Village, south facing overlooking the village green to the front. It provides great flexibility and should appeal to a variety of buyers, especially those who wish to have a home with rental income possibly for family, further details upon request. Externally the property features a superb private rear garden, electric gates with intercom system provides access for parking for up to 8 vehicles, double garage with remote roller doors, dusk to dawn security lighting and CCTV. Note: the neighbouring property has moving access right over certain parts of the land.

MAIN ROOMS AND DIMENSIONS

Ground Floor - Flat 1

Access via entrance door.

Entrance Vestibule

Doors into dining room.

Lounge 21'3" x 18'2"



Double glazed bay window to front, radiator and feature fireplace.

Kitchen 15'8" x 11'9"



Range of solid oak, soft closing wall and base units with sparkle solid granite countertops over incorporating a 1 1/2 bowl stainless steel undermount sink and drainer with mixer tap. Range master oven with cooker hood over. Space for American style fridge freezer and washing machine. Stone farmhouse feature wall, pantry cupboard housing wall mounted main combi boiler. UPVC door to rear opening into dining room.

Dining Room 16'3" x 11'9"



Storage cupboard and radiator.

Bedroom 1 21'0" x 13'7"

Double glazed bay window to front, radiator and storage cupboard.

Bedroom 2 12'7" x 9'8"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail, UPVC double glazed window and radiator.

First Floor - Flat 2/3

UPVC double glazed window on stairs to second floor. Access via entrance door into flat.

Entrance Lobby

Doors to lounge and bathroom.

Lounge 16'10" x 16'7"



UPVC double glazed bay window to front, UPVC double glazed window to side, feature fireplace, radiator and storage cupboard. Door to bedroom 2.

Kitchen 15'8" x 11'7"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl sink and drainer with mixer tap. Integrated main combi boiler. Integrated oven, gas hob and cooker hood and dishwasher, feature island with 2 wine coolers. Pull out pantry cupboard, UPVC double glazed windows to rear and side and a vertical radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 21'3" x 14'3"



UPVC double glazed bay window to front, radiator and storage cupboard. Doors to bedroom 2 and 3.

Bedroom 2 14'2" x 10'2" maximum



UPVC double glazed bay window to front, radiator and storage cupboard.

Bedroom 3 8'5" x 11'5"



UPVC double glazed window to rear, radiator and storage cupboard. Door to en-suite.

En-Suite WC

Low level WC and washbasin radiator, UPVC double glazed window to rear and wall mounted Baxi boiler.

Bathroom



Low level WC, washbasin and bath with shower over, UPVC double glazed window and radiator.

Second Floor - Flat 4

UPVC double glazed window to doors to flat 4 & 5.

Entrance Hall

Access via entrance door and radiator.

Lounge 17'2" x 12'5"

UPVC double glazed bay window to front and radiator.

Kitchen 13'5" x 8'4"

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven and gas hob. Space for washing machine and fridge freezer.

UPVC double glazed window and radiator.

Bedroom 1 13'9" x 9'3"

Double glazed Velux window and radiator.

Shower Room

Low level WC, washbasin and walk in shower cubicle, radiator. Wall mounted combi boiler.

Second Floor - Flat 5

Entrance Hall

Access via entrance door and radiator.

Lounge 17'2" x 14'1"

UPVC double glazed window to front and double radiator.

Breakfasting Kitchen 14'1" x 9'4"

Range of wall and base units with countertops over Incorporating single bowl stainless steel sink and drainer. Integrated oven and gas hob, space for washing machine and fridge freezer. Breakfast bar, radiator, UPVC double glazed window to side and wall mounted Baxi boiler.

Bedroom 1 9'3" x 8'7"

UPVC double glazed window to side and radiator.

Bedroom 2 14'8" x 7'5"

Double glazed Velux window and radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room

Low level WC, washbasin and walk in shower cubicle, radiator.

Outside



The property is approached via remote control security entrance gates leading onto a generous parking area. There is a double garage with twin access doors. The property also features a delightful enclosed garden with a lawn, gravelled areas and decked seating area.

Council Tax Band

The Council Tax Band is Band B for Flat 1. Flats 2/3 - Council tax band B. Flat 4 & 5 are Council Tax 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 - Particulars

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 intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but

must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

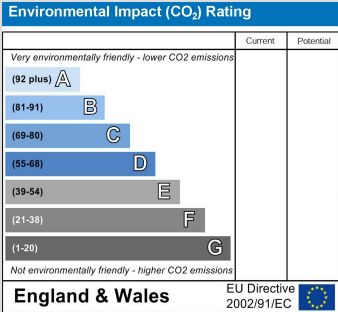
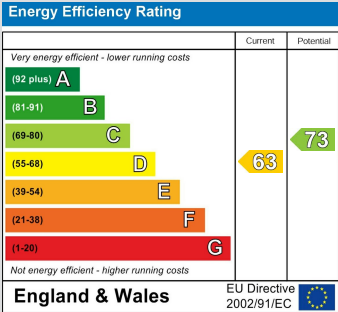
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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