









A spacious two bed, (previously three bedroom) mid link house, occupying a cut-de-sac position within Ryhope Village. Internally the attractive accommodation briefly comprises to the ground floor of an entrance lobby, lounge and a modern breakfasting kitchen whilst to the first floor there is a generous main bedroom to the front that spans the width of the property, enjoying open views, a second well-proportioned bedroom to the rear and a contemporary bathroom. Externally there is a garden to the rear with a decked area and there is an integral garage to the rear providing an ideal storage area. This convenient location provides access to local amenities and offers good transport links to surrounding areas. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via double glazed entrance door to

Entrance Lobby

Door to;

Lounge 14'11" max including staircase x 13'5"



Double glazed bow window to front, central heating radiator.
Door to;

Breakfasting Kitchen 15'5" x 6'9"



Fitted with a modern range of wall and base units with working surfaces incorporating breakfast bar, 1 1/2 bowl sink and drainer unit, central heating radiator, double glazed window to rear, door to garage.

First Floor Landing

Built in storage cupboard.

Bedroom 1 11'11" x 11'7" extending to 14'11" into recess



This generously proportioned room was formally two separate rooms and now forms one spacious room with two double glazed windows to front providing views towards the

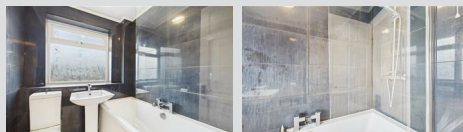
sea, two central heating radiators and built in storage cupboard over the stair head area.

Bedroom 2 12'1" x 8'8"



Double glazed window to rear, central heating radiator.

Bathroom



Fitted with a contemporary three piece suite in white comprising of a low level WC, pedestal washbasin and panel bath with mains head shower over. Tiled walls and tiled floor, chrome ladder style central heating radiator, double glazed window.

Outside



Courtyard to the rear with decked area and access to back lane. GARAGE 4.85 x 2.32, accessed via electric roller shutter door provides an ideal storage space with the benefits of power and lighting, door to kitchen.

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 - 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

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(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 CO2 emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		68
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

Visit www.peterheron.co.uk or call 0191 510 3323

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

