









A spacious two bed, (previously three bedroom) mid link house, occupying a cul-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.

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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		
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Approximate total area⁽¹⁾

71.6 m²

Reduced headroom

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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