















An impressive and charming farmhouse with a superb, upgraded interior, situated in the heart of Ryhope Village. Internally the accommodation on the ground floor includes an entrance lobby, a fabulous lounge enjoying a dual aspect and a separate dining room that connects through to an attractive modern fitted breakfasting kitchen. Completing the ground floor is a useful cloakroom/wc. On the first floor there is a wonderful principle bedroom with an en-suite bathroom/wc, two further bedrooms and a contemporary family bathroom/wc. Externally there is a lawned garden to the front and a low maintenance courtyard to the rear. This location is ideal for access to local amenities, shops and schools as well as providing convenient road connections to surrounding areas, Sunderland city centre and major road links including the A19.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to the entrance lobby.

### Entrance Lobby



Doors connecting of to both the lounge and dining room, there is a staircase to the first floor.

### Lounge



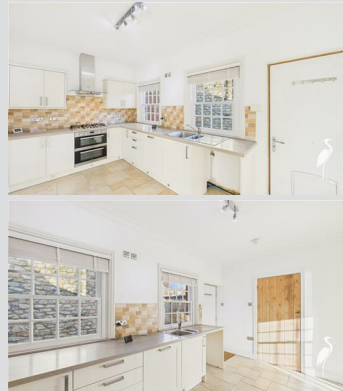
This room enjoys a dual aspect with timber framed double glazed sealed unit sash windows to both the front and rear, there is a decorative stove (decorative purposes only, not to be used).

### Dining Room



With a timber framed double glazed sealed unit sash window to the front, there is a decorative stove (not in use for decorative purposes only), access through to the breakfasting kitchen.

### Breakfasting Kitchen



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink unit, integrated appliances include an oven, hob and a dishwasher, space has been provided for the inclusion of a fridge freezer and a

washing machine, there is a door to the rear courtyard and a door to the cloakroom/WC.

### Cloakroom/WC



Low level WC with concealed cistern and a mini wash hand basin, there is timber framed double glazed sealed unit sash window, tiled floor, fitted storage cabinets.

### First Floor Landing



Timber framed double glazed sealed unit sash window to the rear, radiator and doors leading of to the bedrooms and bathroom.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1



Timber framed double glazed sealed unit sash window to the front, radiator, built in wardrobes, decorative period fireplace and a door to the en suite bathroom.

## En Suite Bathroom



Low level WC, wash hand basin set into vanity unit, P shaped panel bath with electric shower over, chrome ladder style radiator and an extractor fan.

## Bedroom 2



Timber framed double glazed sealed unit sash window to the front, there is radiator, built in cupboard and a decorative period fireplace.

## Bedroom 3



Timber framed double glazed sealed unit sash window to the rear and a radiator.

## Bathroom



Three piece modern suite comprising of a low level WC, wash hand basin set into vanity unit and a P shaped bath with mains fed shower over, there is also a period style radiator and a timber framed double glazed sash window.

## Outside



Garden to the front with a lawned area set behind a hedge boundary, whilst to the rear there is an attractive low maintenance courtyard.

## Council Tax Band

The Council Tax is Band C.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for

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descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Letting Viewings

To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Moving in Costs

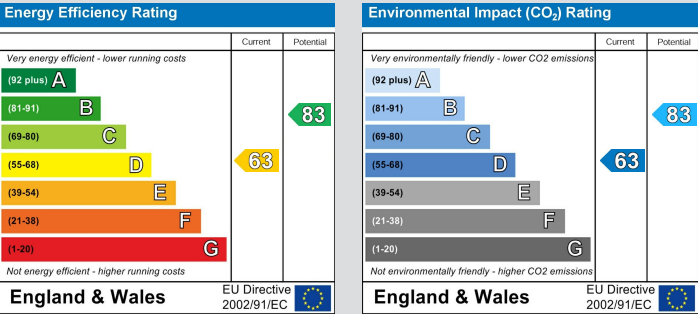
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Opening Times

Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 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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