

Floralia Avenue, Ryhope, Sunderland

£189,950


peterh
sales









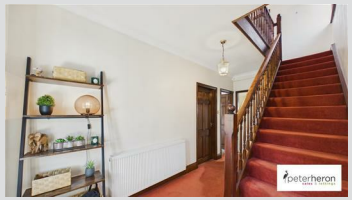
A superb larger style semi-detached house, situated in the heart of Ryhope Village, enjoying a delightful aspect to the front overlooking a green. Internally the accommodation includes an entrance porch, reception hall with a beautiful stained and leaded glass window, staircase to the first floor and a cloakroom/wc. There is an attractive lounge to the front with a bay window and a separate dining room to the rear, a fitted kitchen and a conservatory. To the first floor, there is a landing with a striking stained and leaded glass window, three bedrooms and a spacious family bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a driveway, a single garage, a useful side access and a wonderful garden to the rear, laid mainly to lawn with a patio and established borders. The convenient situation of the property provides easy access to local shops, schools and offers excellent access to Sunderland City Centre and major road links including the A19. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch
Double glazed windows and inner door to hall.

Entrance Hall




Double radiator and stairs to first floor.

Lounge





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

Dining Room





Double glazed window to rear, radiator and feature alcoves with built in storage and recessed spotlights.

Kitchen






Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven, electric hob and hood and a dishwasher. Space for low level fridge and freezer. Radiator, double glazed window to side, double glazed window and door to conservatory.

Conservatory



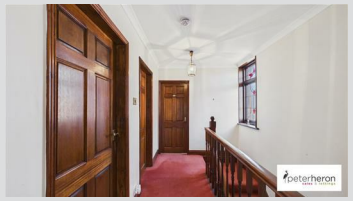

Double glazed windows and UPVC French patio doors to rear.

Cloakroom/WC



Low level wc and wash basin set into vanity unit.

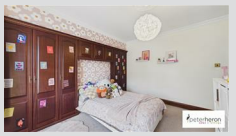
First Floor Landing

Double glazed stained glass feature window to side.

Bedroom 1





Double glazed bay window to front, radiator and built in wardrobes.

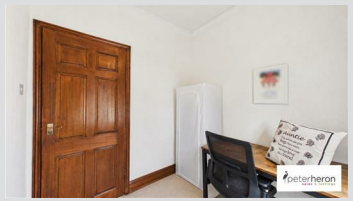
Bedroom 2





Double glazed window to rear and radiator.

Bedroom 3

Double glazed window to front and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Attractive suite featuring a bath, walk in dual head waterfall shower cubicle, low level wc and wash basin set into vanity unit. Radiator, chrome heated towel rail and two double glazed windows to side and rear.

Outside



Garden to the front with block paved driveway providing off street parking leading to garage, whilst to the rear a good size garden mainly laid to lawn with patio seating area.

Garage
Access via electric roller shutter with door to rear garden.

Council Tax Band
The Council Tax Band is Band B.

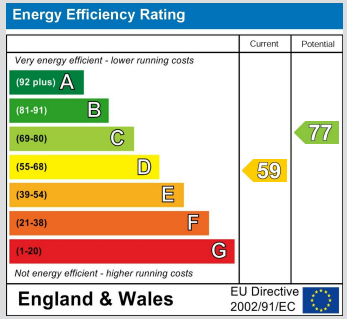
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

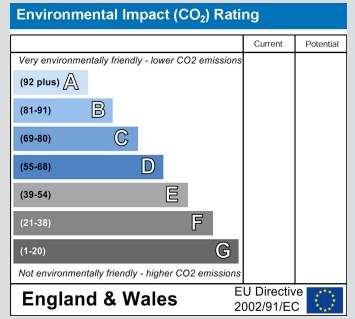
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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.









peterheron sales & lettings

Approximate total area(1)

106.2 m²

1143 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360