

Ryhope Road, Grangetown, Sunderland

£169,950











An impressive three bedroom semi detached home providing spacious well presented accommodation. The property internally comprises entrance porch, attractive entrance hall, lounge opening through to dining room, fitted kitchen, cloakroom/wc, three first floor bedrooms and contemporary four piece bathroom suite. Features of note include UPVC double glazing, gas central heating and delightful gardens to the front and rear along with a garage and on street parking to the rear. Situated in the popular residential area of Grangetown just off St Aidens estate, ideally located for local amenities, as well as offering excellent transport links to Sunderland City Centre and road networks. No upward chain, early viewing is recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch
Inner UPVC door to hall.

Entrance Hall



Stairs to first floor with storage under.

Lounge/Dining Room 20'11" x 12'9"



Double glazed bay window to front and radiator. Open archway into dining room.

Dining Room



Double glazed window to rear and radiator. Door to kitchen.

Kitchen 11'3" x 9'8"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven with gas hob and hood. Space for fridge freezer and washing machine. Radiator, double glazed window and Composite door to rear.

Cloakroom/WC



Low level WC and washbasin set unit or vanity unit. Chrome heated towel rail and double glazed window.

First Floor Landing



Double glazed window to side, radiator and access point to loft.

Bedroom 1 10'4" x 11'8"



Double glazed window to front and radiator.

Bedroom 2 10'5" x 11'11"



Double glazed window to rear and radiator.

Bedroom 3 6'10" x 10'8"



Double glazed window to rear and radiator.

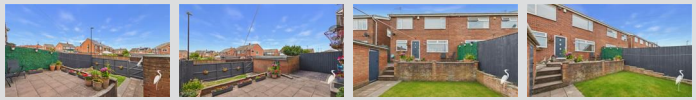
MAIN ROOMS AND DIMENSIONS

Bathroom



Fully tiled bath, shower cubicle, low level wc and washbasin set unit vanity unit. Column radiator and double glazed window.

Outside



Attractive garden to the front, side gate through to garden with paved seating area with steps down to lawned garden with gate to access the rear.

Garage 16'6" x 8'4"
Access via electric roller shutter with wooden door to rear garden.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/1/1961 and the Ground Rent is £8.40 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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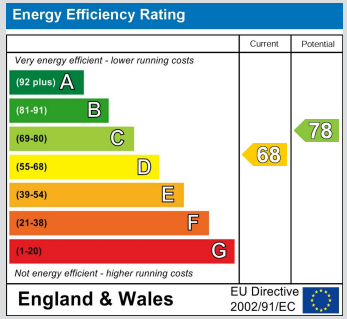
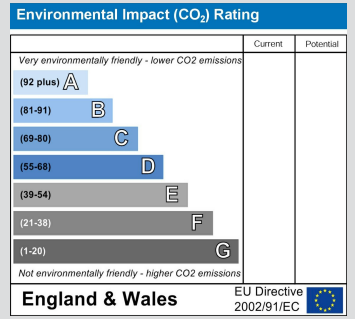
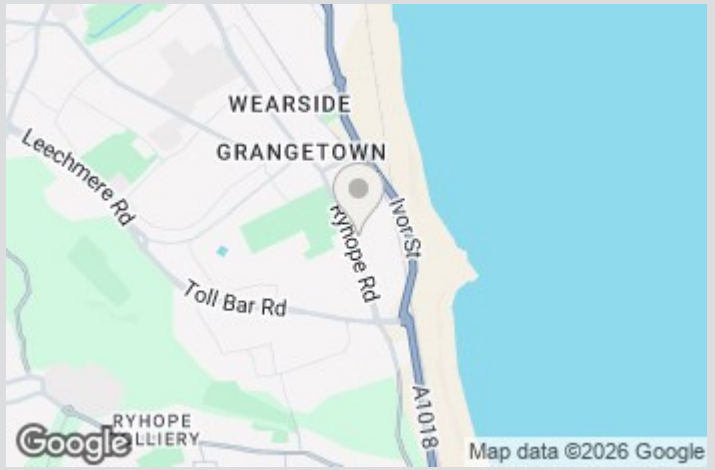
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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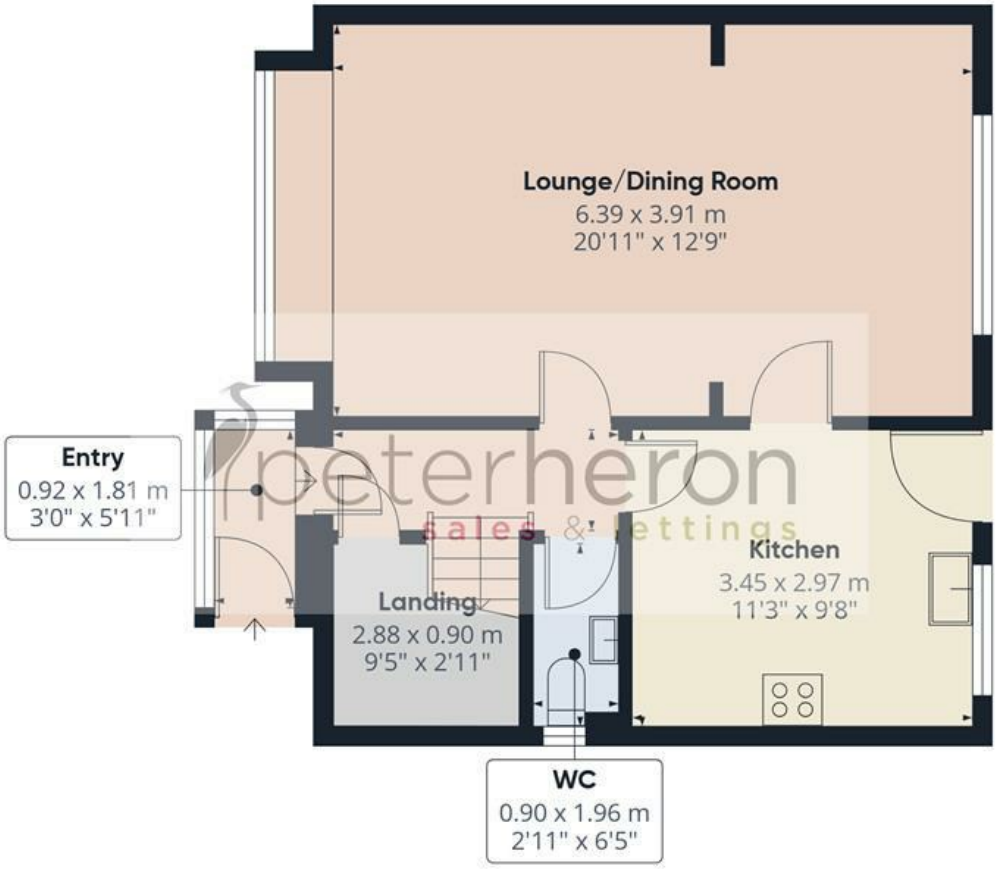

Ground Floor



First Floor

Approximate total area(1)

86.9 m²

935 ft²

(1) Excluding balconies and terraces

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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