















Early viewing is a must of this four bedroom semi detached home in need of updating and modernising throughout however priced accordingly. Arranged over two floors and comprises entrance hall, lounge, kitchen/diner, rear hall, shower room, four first floor bedrooms and separate wc. Externally there are gardens to the front along with a driveway and generous mature gardens to the rear. Situated in the ever popular residential area of Ryhope, ideally placed for a range of amenities, close to schools and providing good transport links to Sunderland City centre, Doxford International Business Park, A19 and wider road networks. No upward chain.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Reception Hall



Stairs to first floor.

### Lounge 13'9" x 14'3"



Double glazed window to front, radiator and electric fire. Two storage cupboards and door to kitchen.

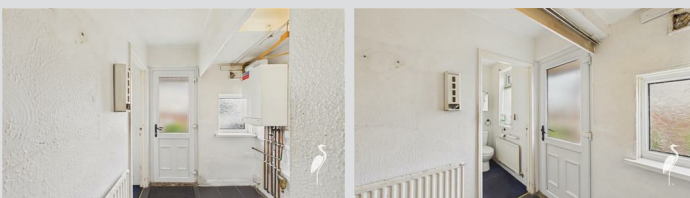
### Kitchen/Diner 14'0" x 12'5"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine.

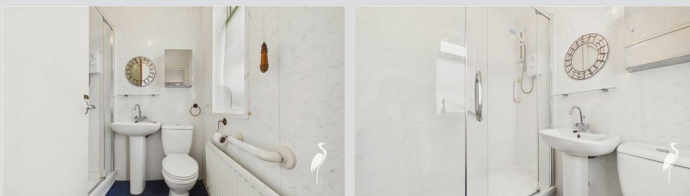
Two radiators, double glazed windows and UPVC sliding door to rear. Open into rear hall.

### Rear Hall



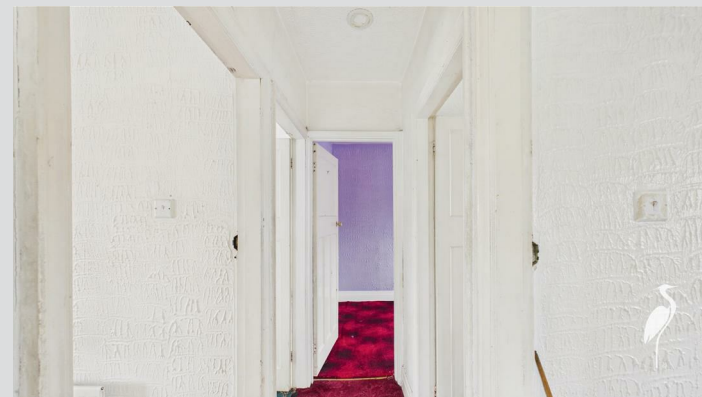
Radiator and wall mounted boiler. Double glazed window and UPVC door to rear. Door to Shower room.

### Shower Room



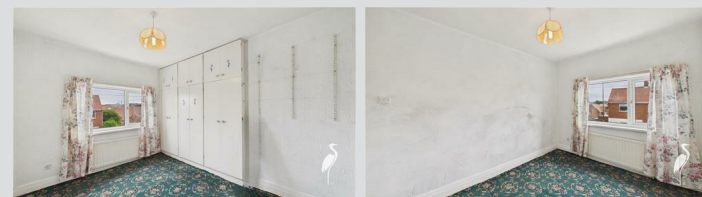
Low level WC, washbasin shower cubicle, radiator and double glazed window to rear.

## First Floor Landing



Double glazed window to side and access point to floored loft which boasts power and lighting.

### Bedroom 1 11'5" x 8'5"



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

### Bedroom 2 11'11" x 8'7"



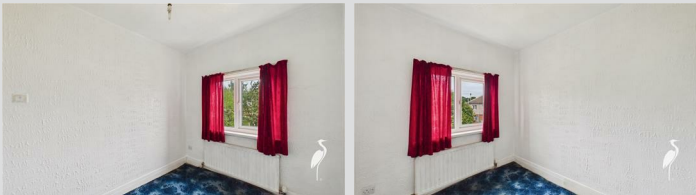
Double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'5" x 5'8"



Double glazed window to front, radiator and built in storage cupboard.

## Bedroom 4 9'0" x 7'2"



Double glazed window to rear and radiator.

## Separate WC



Low level WC and washbasin, double glazed window to rear.

## Outside



Garden to the front with driveway providing off street parking via wrought iron gates, side access gate leading to the generous mature rear garden, mainly laid to lawn with a paved seating area.

## 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

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## Fawcett Street Viewings

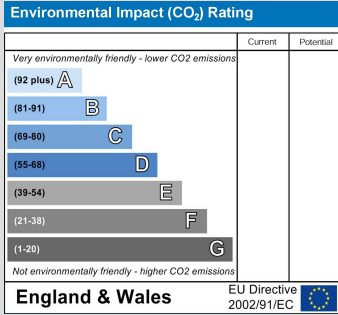
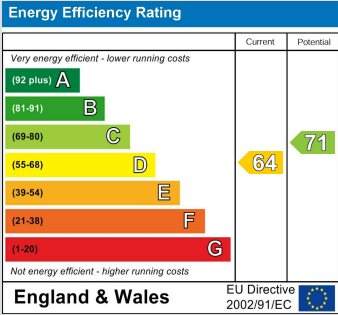
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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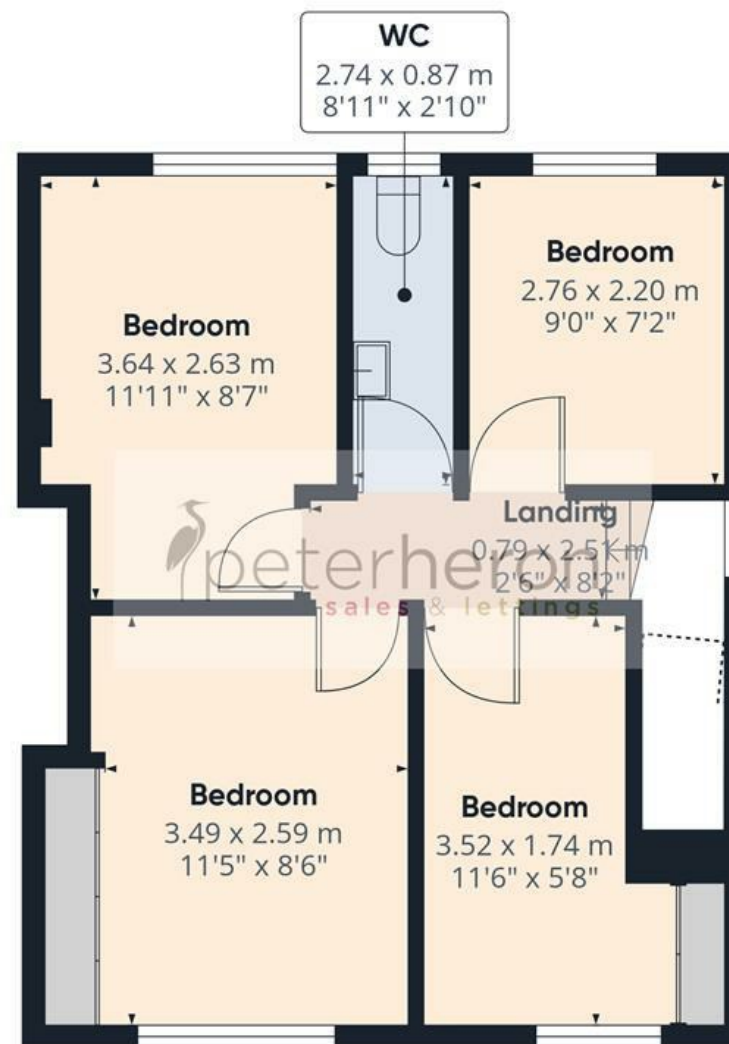
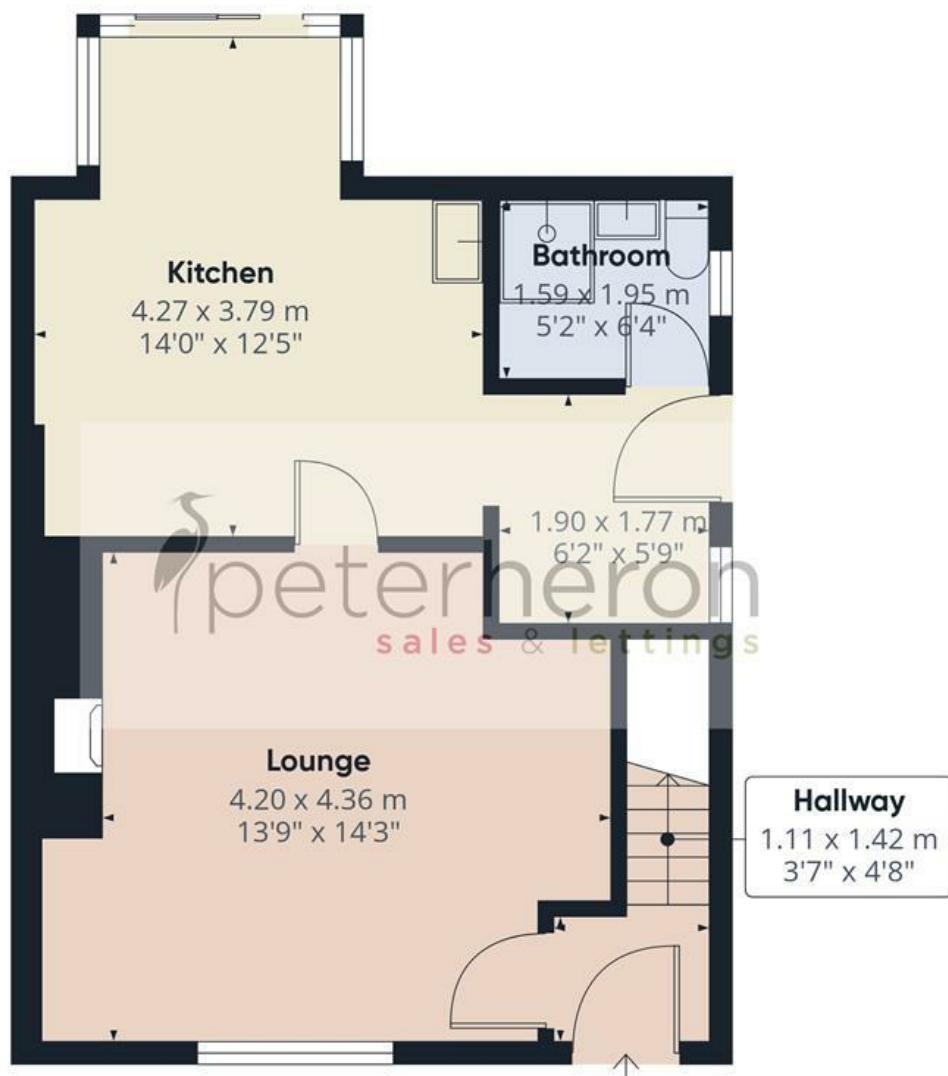
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**Approximate total area<sup>(1)</sup>**

79.3 m<sup>2</sup>

855 ft<sup>2</sup>

(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.

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