



Belton Close, Ryhope, SR2

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# Belton Close, Ryhope, SR2

## Asking Price £265,000

\* 4 BEDROOM \* 2 BATHROOM \* DETACHED \* FRONT AND REAR GARDENS \* COUNCIL TAX BAND D \* EPC TBC \* SR2 \*

This detached 4-bedroom house is for sale in a sought-after residential area of Sunderland, offering a practical layout that works well for families.

On the ground floor, you'll find two reception rooms, giving flexibility for both a main living room and a separate reception space. The open-plan kitchen/dining room enjoys good natural light, with garden views and direct access to the rear garden. There is also a useful breakfast area, plus a separate utility room and a downstairs WC, helping to keep everyday life organised.

Upstairs, the master bedroom benefits from an en-suite shower room and built-in wardrobes. A further double bedroom with built-in wardrobes and two single bedrooms provide versatile accommodation. The main bathroom is partially tiled and includes a bath.

Outside, there are front and rear gardens, with the rear offering a mix of decking and paving, creating defined spaces for seating or play. A driveway provides convenient off-street parking.

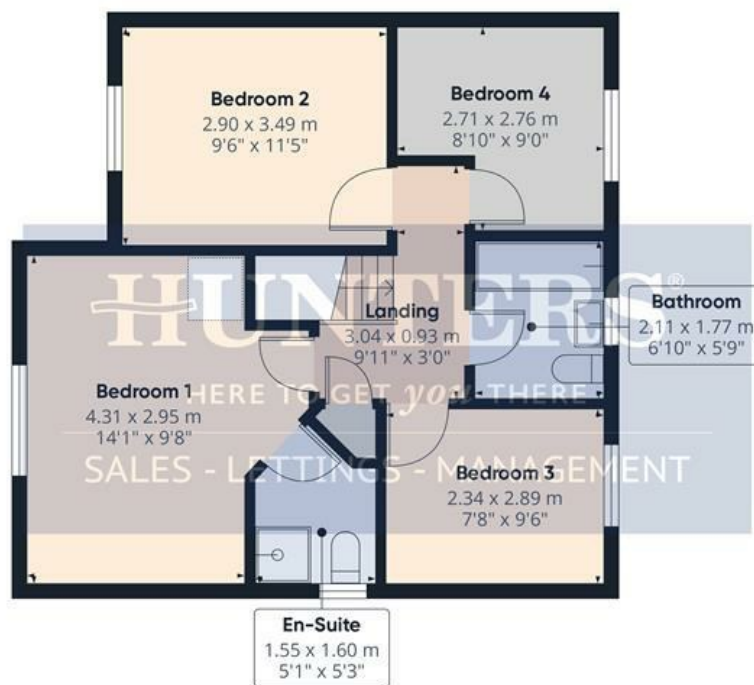
Belton Close is well placed for local amenities in Sunderland, with nearby shops, supermarkets and cafés within a short drive. Families will appreciate access to nearby schools in the surrounding area, along with local green spaces and parks for walks and outdoor activities.

Overall, this 4-bedroom detached house in Sunderland offers well-planned accommodation in a convenient location.

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Floor 0



Floor 1



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

106.4 m<sup>2</sup>

1146 ft<sup>2</sup>

(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.

GIRAFFE360

**Hallway**

4'3" x 7'1"

**Reception Room**

8'11" x 15'2"

**Living Room**

10'11" x 18'4"

**Kitchen/Dining Room**

18'3" x 8'9"

**Utility Room**

5'4" x 8'9"

**WC**

5'5" x 2'11"

**Landing**

9'11" x 3'0"

**Bedroom 1**

14'1" x 9'8"

**En-Suite**

5'1" x 5'2"

**Bedroom 2**

9'6" x 11'5"

**Bedroom 3**


7'8" x 9'5"

**Bedroom 4**

8'10" x 9'0"

**Bathroom**

6'11" x 5'9"

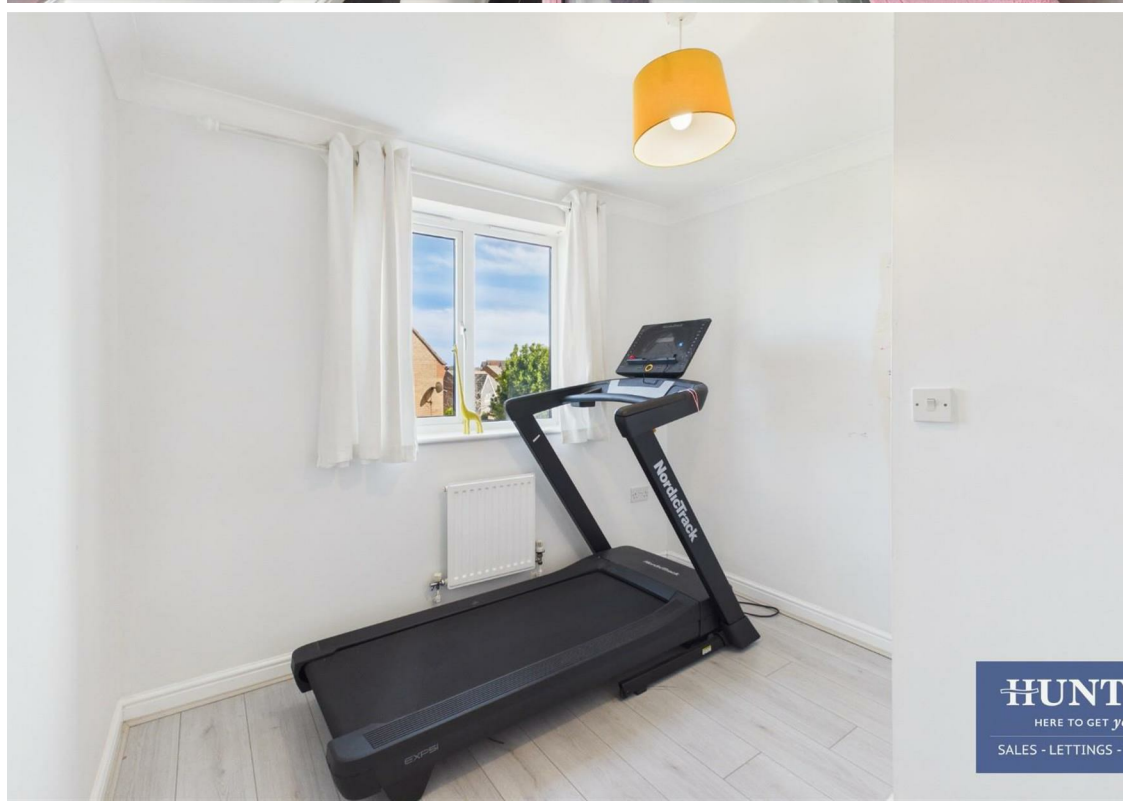
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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