

Woodham Drive, Ryhope, SR2

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Woodham Drive, Ryhope, SR2

Asking Price £235,000

* 3 BEDROOM * 2 BATHROOM * DETACHED * FREEHOLD * DOUBLE DRIVEWAY * GARAGE * FRONT AND REAR GARDENS * COUNCIL TAX BAND D * EPC RATING B *

This tastefully decorated three-bedroom detached house is for sale in a sought-after residential area of Ryhope, Sunderland, offering thoughtfully arranged accommodation in excellent condition and ready to move into, making it well suited to families and a wide range of buyers.

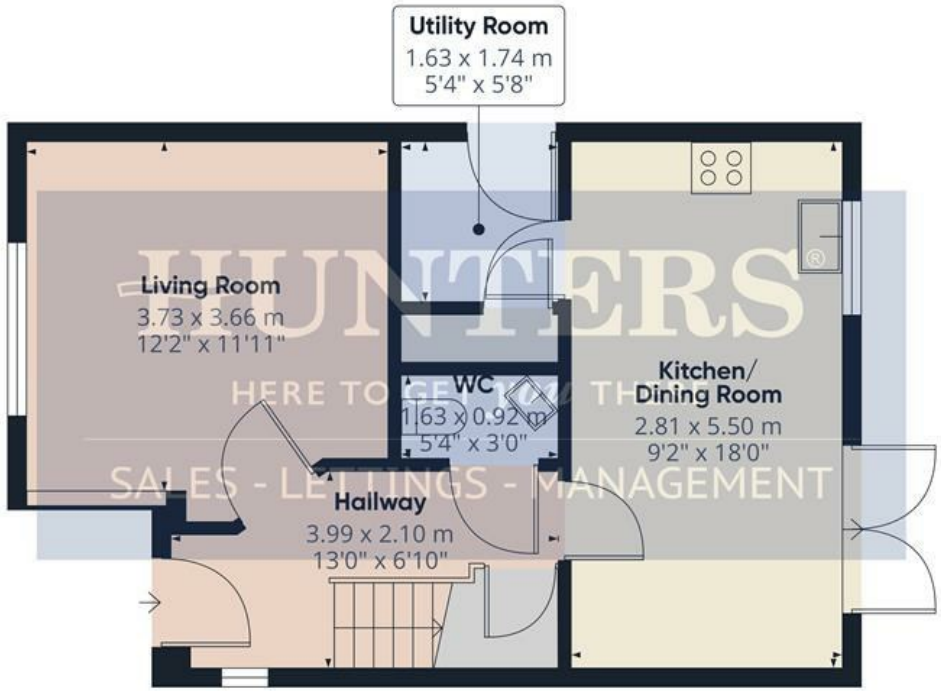
Inside, a welcoming reception room with large windows and an electric fire provides a comfortable main living space. To the rear, the open-plan kitchen/dining room enjoys plenty of natural light and features a breakfast area, views over the garden and direct access to the spacious rear garden, making it ideal for day-to-day family living and entertaining. A separate utility room helps keep laundry and appliances neatly out of sight, while a convenient downstairs WC adds further practicality.

Upstairs, the master bedroom benefits from built-in wardrobes and an en-suite shower room. Two further double bedrooms and a family bathroom with a bath complete the first-floor accommodation. The property also benefits from a B-rated EPC, reflecting strong energy efficiency.

Externally, the home offers a front garden, a generous rear garden ideal for outdoor relaxation and family use, a double driveway providing off-street parking for two vehicles, and a single garage offering additional storage or parking.

Situated in the popular Ryhope area, the property is well placed for access to local schools, amenities and transport links. Sunderland city centre, with its range of shops, restaurants and leisure facilities, is easily accessible by car or local bus routes.

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Floor 0



Floor 1



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SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

82.8 m²

891 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.

GIRAFFE360

Hallway
13'1" x 6'10"

Living Room
12'2" x 12'0"

WC
5'4" x 3'0"

Kitchen/Dining Room
9'2" x 18'0"

Utility Room
5'4" x 5'8"

Landing
7'3" x 4'10"

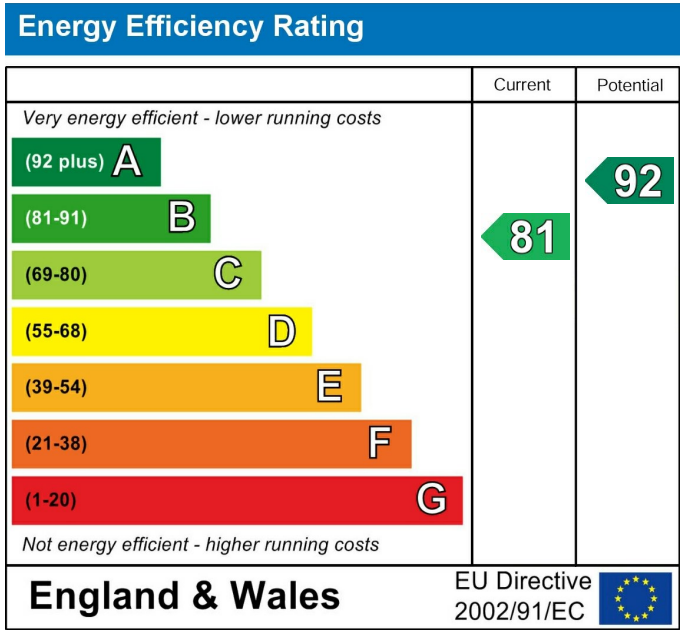
Bedroom 1
10'4" x 11'11"

En-Suite
5'6" x 5'10"

Bedroom 2
9'5" x 9'3"

Bedroom 3
9'5" x 8'5"

Bathroom
7'3" x 5'6"

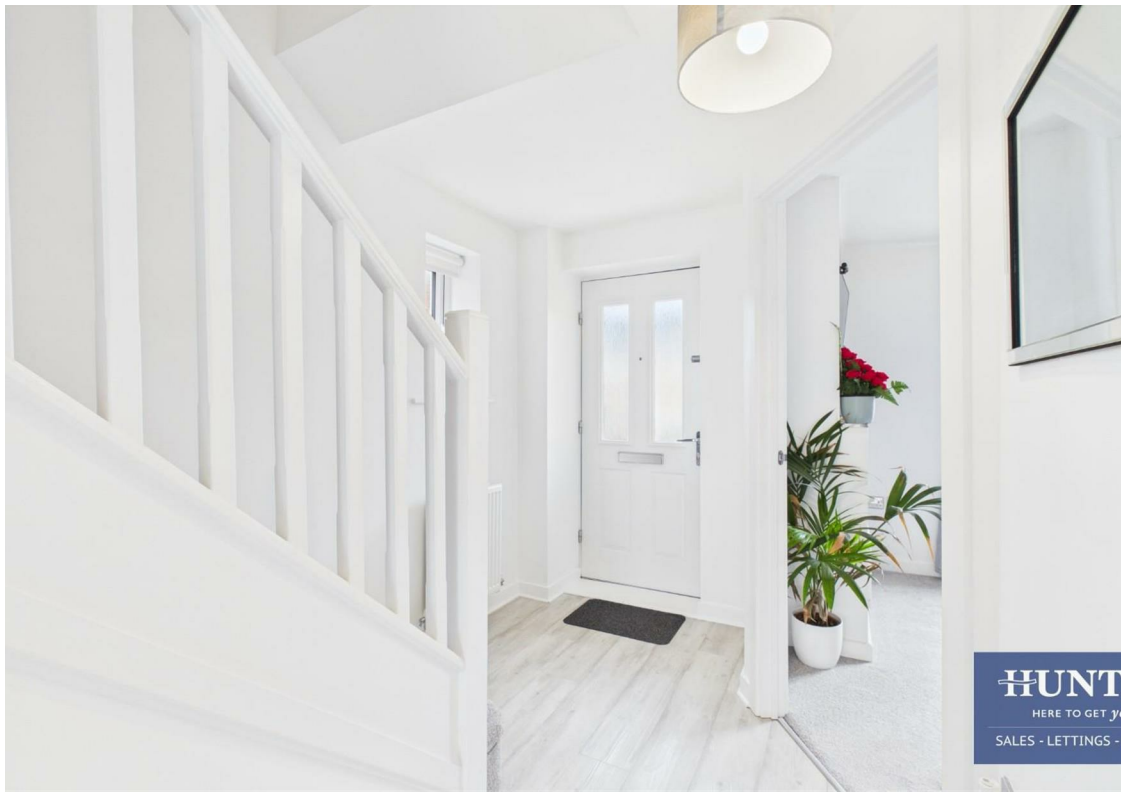


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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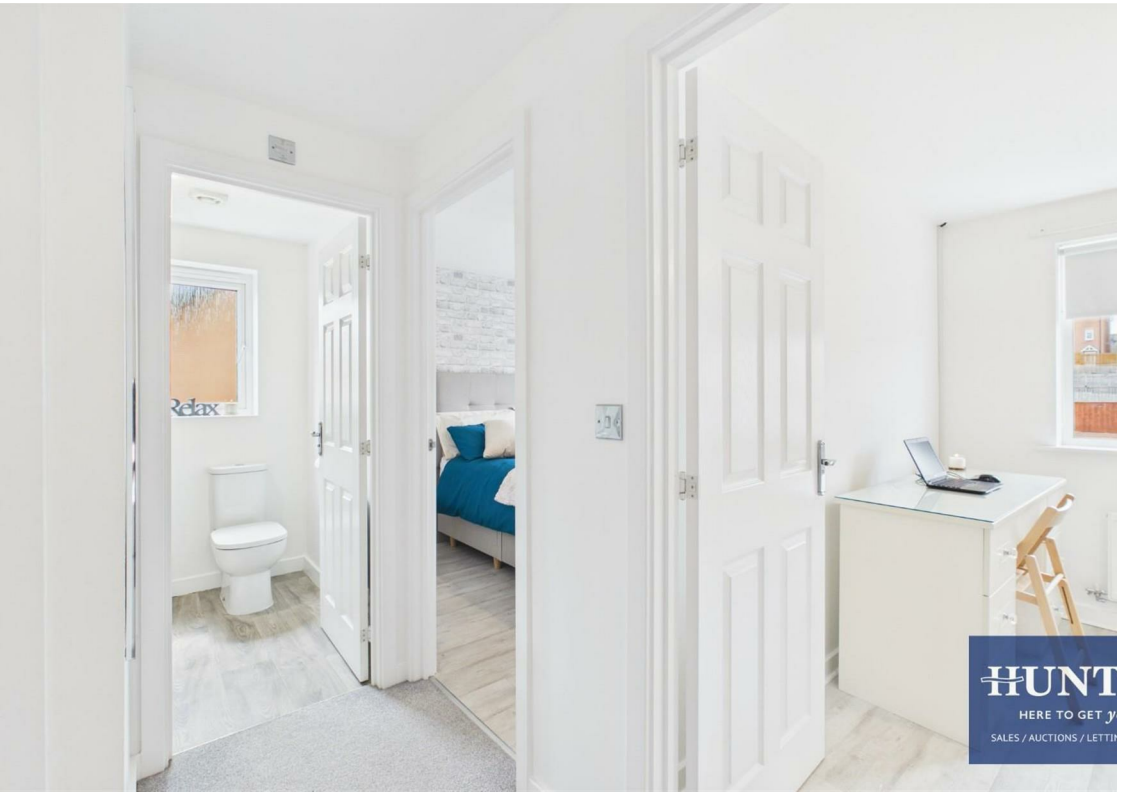








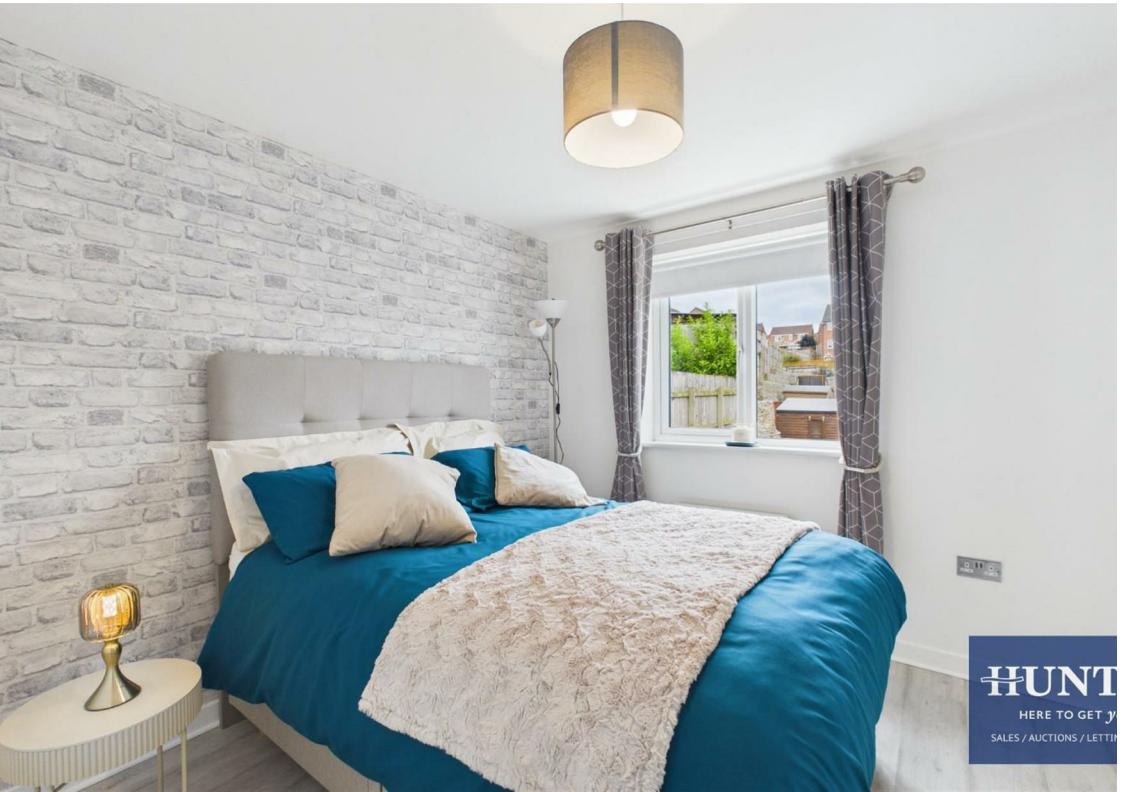

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