Regent Road, Ryhope, Sunderland

£179,950

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An attractive two bedroom semi-detached bungalow, enjoying a cul-de-sac position within this ever popular area of Ryhope, available with immediate vacant possession and no upper chain involved. Internally the accommodation includes a hall, lounge, kitchen two bedrooms and a bathroom/wc. Externally there is a driveway, an attached garage, a generous lawned front garden and a garden to the rear. This convenient location is ideally placed for local amenities, shops and schools as well as providing excellent links to surrounding areas and major road connections. Early viewing is highly recommend!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via double glazed entrance door.

Entrance Hall
Wood flooring.

Lounge 11'1" x 13'6" into alcove

Double glazed window to front, radiator, wood flooring and feature fireplace.

Kitchen 9'11" x 10'0"

Fitted wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge and freezer, double glazed door to rear garden, double glazed window to rear and radiator.

Bathroom

Low level WC, pedestal washbasin and panel bath, double glazed window and radiator.

Bedroom 1 11'6" x 10'8" not including robes

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

Bedroom 2 10'0" x 12'9"

Double glazed window to side, radiator and built in cupboard.

Outside

Generous garden to the front laid mainly to lawn, driveway providing off street parking, useful attached garage and to the rear a garden.

MAIN ROOMS AND DIMENSIONS

Garage
Housing the central heating boiler. Space and plumbing for washing machine.

Council Tax Band
The Council Tax Band is Band C.

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

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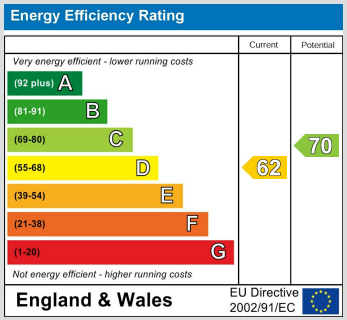
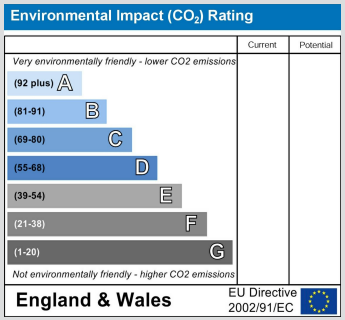
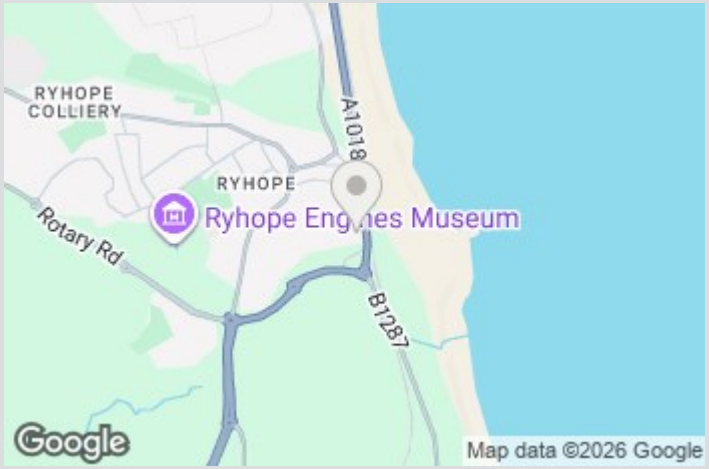
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.







Approximate total area(1)

75.7 m²

(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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