

Ramsgate Road, Redhouse, Sunderland £129,950









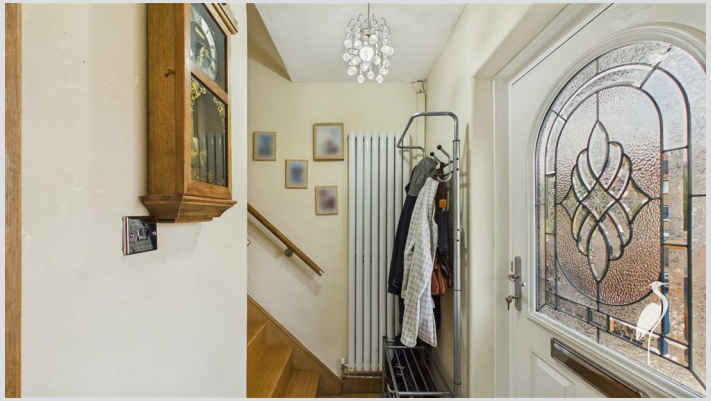


A superb two bedroom end terrace offering an exciting opportunity to first time buyers who wish to live within this highly fashionable residential suburb. Well presented throughout, the property internally features an entrance lobby, lounge through to dining room with French doors into conservatory and a modern kitchen. To the first floor there are two double sized bedrooms and a contemporary shower room/WC. Externally there is a paved garden to the front and attractive paved garden to the rear with established borders. The property enjoys a central situation within easy reach of the city centre, the coast and A19, this wonderful home is sure to command a huge level of interest and should be viewed as a matter of urgency to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via composite entrance door.

Entrance Lobby



Column radiator, solid oak staircase to first floor and door to lounge.

Lounge/Dining Room 8'9" x 19'1"



Double glazed bay window to front, radiator and media wall with built in electric fire. Open plan into dining room.

Dining Area



UPVC double glazed French patio doors to conservatory, column radiator and door to kitchen.

Conservatory 8'1" x 10'0"



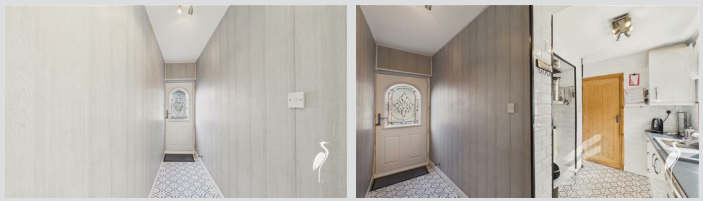
Double glazed windows and UPVC door to rear.

Kitchen 3'8" x 14'8"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Space for oven, low level fridge and freezer double glazed window to rear. Open into hall.

Hall



Composite door to front.

First Floor Landing

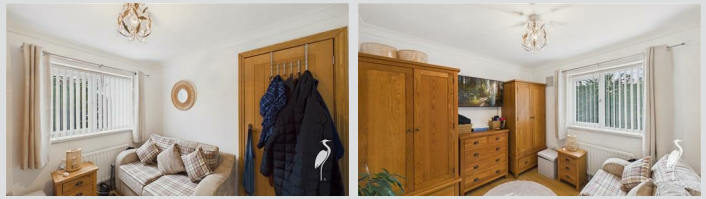


Bedroom 1 11'6" x 9'8"



Double glazed bay window to front, radiator and built in mirrored fronted sliding door wardrobes. Door leading to loft space.

Bedroom 2 8'11" x 9'2"



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Shower Room




Rainfall shower cubicle and vanity unit comprising low level wc and hand wash basin. Chrome heated towel rail and double glazed window to rear.

Loft Space
Fully boarded with double glazed window.

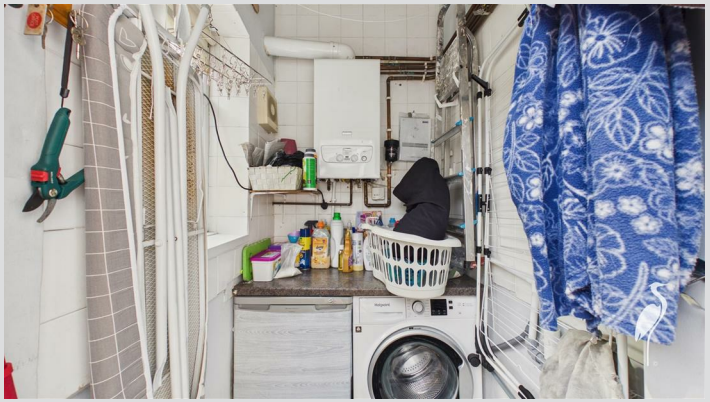
Outside






Delightful paved garden to the rear with planted borders, three sheds and an outhouse.

Outhouse



Convenient outhouse providing space for washing machine and tumble dryer. Double glazed windows and UPVC door to rear.

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.

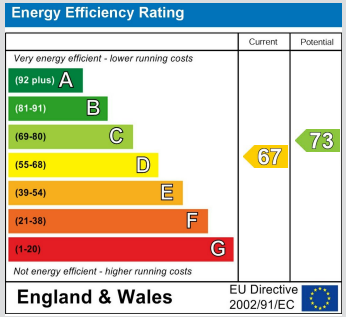
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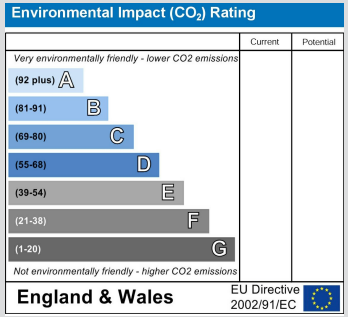
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To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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

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MAIN ROOMS AND DIMENSIONS

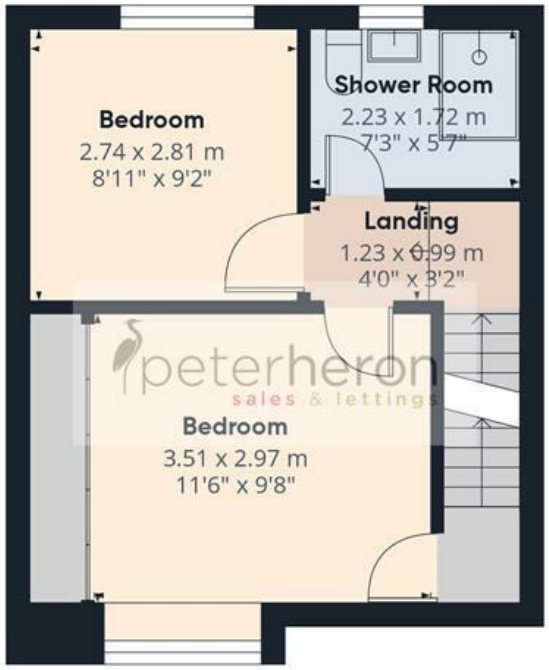








Ground Floor



First Floor



Second Floor



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Approximate total area(1)

97.6 m²

1052 ft²

Reduced headroom

17.5 m²

188 ft²

(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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