



Cliffe Terrace, Ryhope, SR2

HUNTERS[®]
HERE TO GET *you* THERE

Cliffe Terrace, Ryhope, SR2

Offers In The Region Of £125,000

* 3 BEDROOM * FREEHOLD * END TERRACE * RYHOPE * COUNCIL TAX BAND A * EPC RATING TBC *

This three-bedroom end of terrace house in Ryhope, Sunderland is for sale and offers plenty of scope for potential buyers.

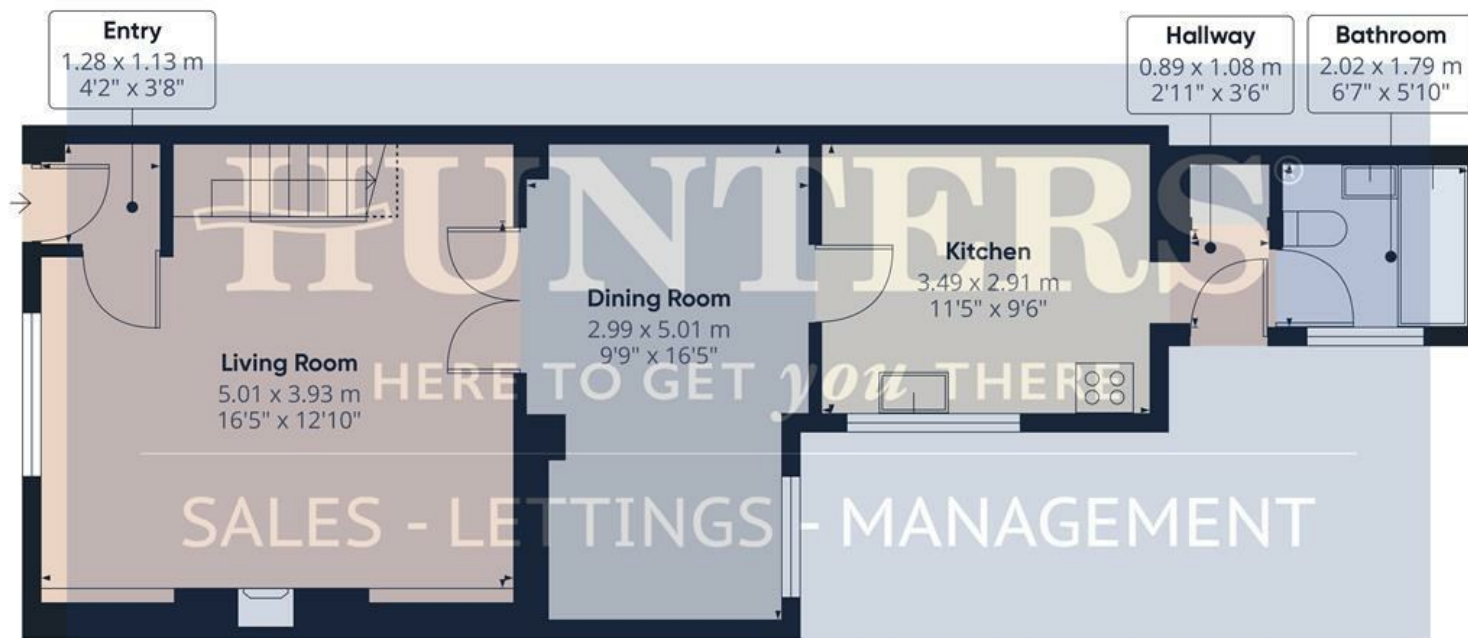
On the ground floor, there is a spacious kitchen, providing good room for everyday cooking and storage. Two reception rooms give flexible living space: the main living room features large windows that bring in natural light, a fireplace, and access to the upstairs, while the separate dining room offers a clear area for family meals or entertaining. The ground-floor bathroom includes a bath and a heated towel rail.

Upstairs, the master bedroom benefits from built-in wardrobes, with a further double bedroom featuring built-in storage and a single bedroom, also with built-in wardrobes, completing the accommodation. This layout will appeal to first-time buyers, families, and investors alike.

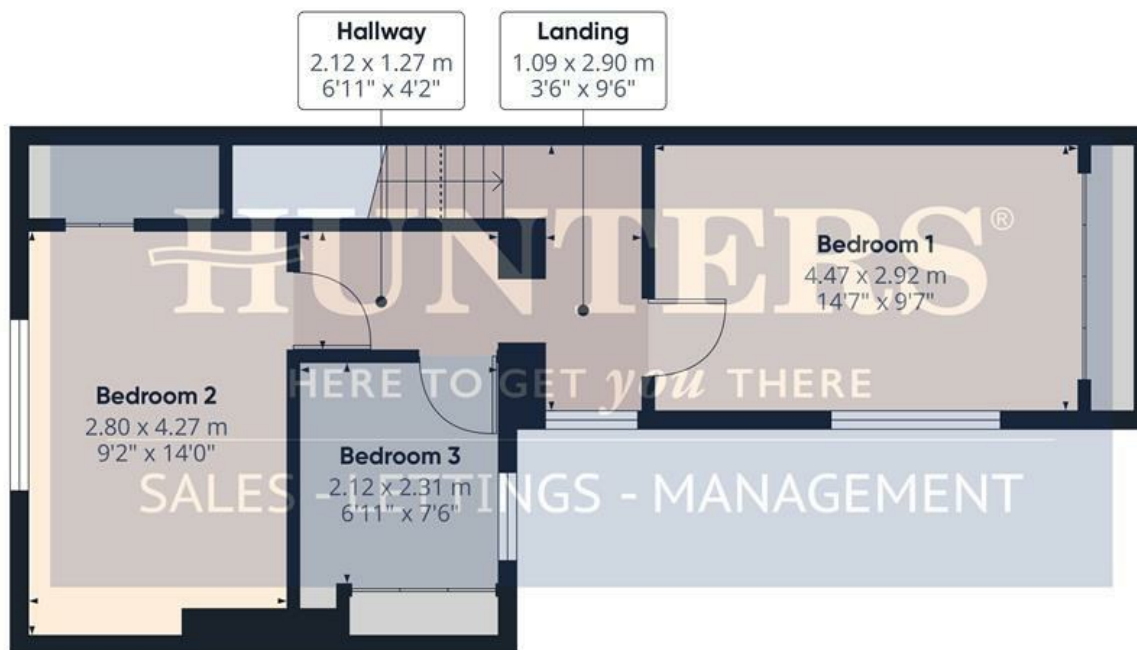
Ryhope offers a range of local amenities, including nearby schools and green spaces for walks and outdoor activities.

With public transport links, nearby schools and access to open spaces, this property is well positioned for day-to-day living and commuting, and could benefit from refurbishment to make the most of its potential.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



Approximate total area⁽¹⁾

94.1 m²
 1014 ft²

Reduced headroom

1 m²
 11 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.

GIRAFFE360

Entry

4'2" x 3'8"

Living Room

16'5" x 12'10"

Dining Room

9'9" x 16'5"

Kitchen

11'5" x 9'6"

Hallway

2'11" x 3'6"

Bathroom

6'7" x 5'10"

Landing

3'6" x 9'6"

Hallway

6'11" x 4'1"

Bedroom 1

14'7" x 9'6"


Bedroom 2

9'2" x 14'0"

Bedroom 3

6'11" x 7'6"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.





