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Athol Gardens, Ryhope, Sunderland

£145,000









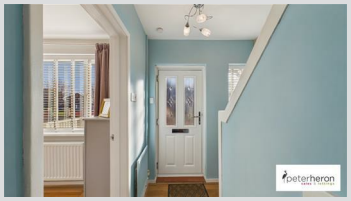


This impressive two bedroom semi detached home provides an immaculately presented interior, driveway and a beautiful, landscaped rear garden. Internally the accommodation briefly includes a hall with staircase to the first floor, attractive lounge to the front and a stylish kitchen / diner with French doors to the garden. To the first floor there are two double bedrooms and a modern bathroom/wc. The property benefits from a useful outhouse, externally there is a low maintenance garden to the front with driveway and a wonderful garden to the rear with a lawn, patio and gravelled areas. This location is ideally placed for local amenities, shops and schools, as well as providing excellent connections to transport links. Early viewing highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Hall

Double glazed window to front and stairs to first floor with storage under.

Lounge





Double glazed window to front, radiator and electric fireplace.

Kitchen/Diner







Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and hood, dishwasher and low level fridge. Double glazed window to rear and double radiator. UPVC French patio doors to garden and UPVC door to rear hall.

Covered Passage
UPVC doors to front and rear, two Velux windows, storage and door to outhouse.

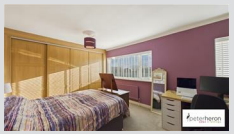
Outhouse
Window to front, wash basin and space/plumbing provided for washing machine and tall fridge freezer.

First Floor Landing



Access point to fully boarded loft with lighting via loft ladder. Double glazed windows to side and double radiator.

Bedroom 1





Two double glazed windows to front and radiator. Built in sliding door wardrobes and storage cupboard.

Bedroom 2




Double glazed window to rear, double radiator and storage cupboard.

Bathroom




Bath with shower over, low level wc and wash basin. Chrome heated towel rail and two double glazed windows to rear.

Outside






Attractive and well presented rear garden with areas of paving, gravel and lawn. Spacious front garden with a driveway providing off street parking.

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.

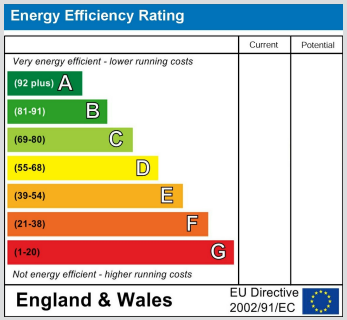
MAIN ROOMS AND DIMENSIONS

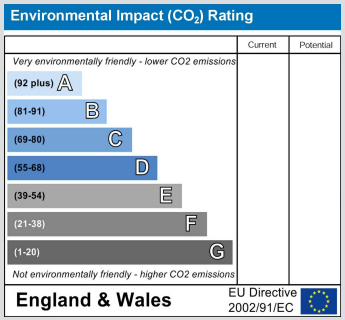
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

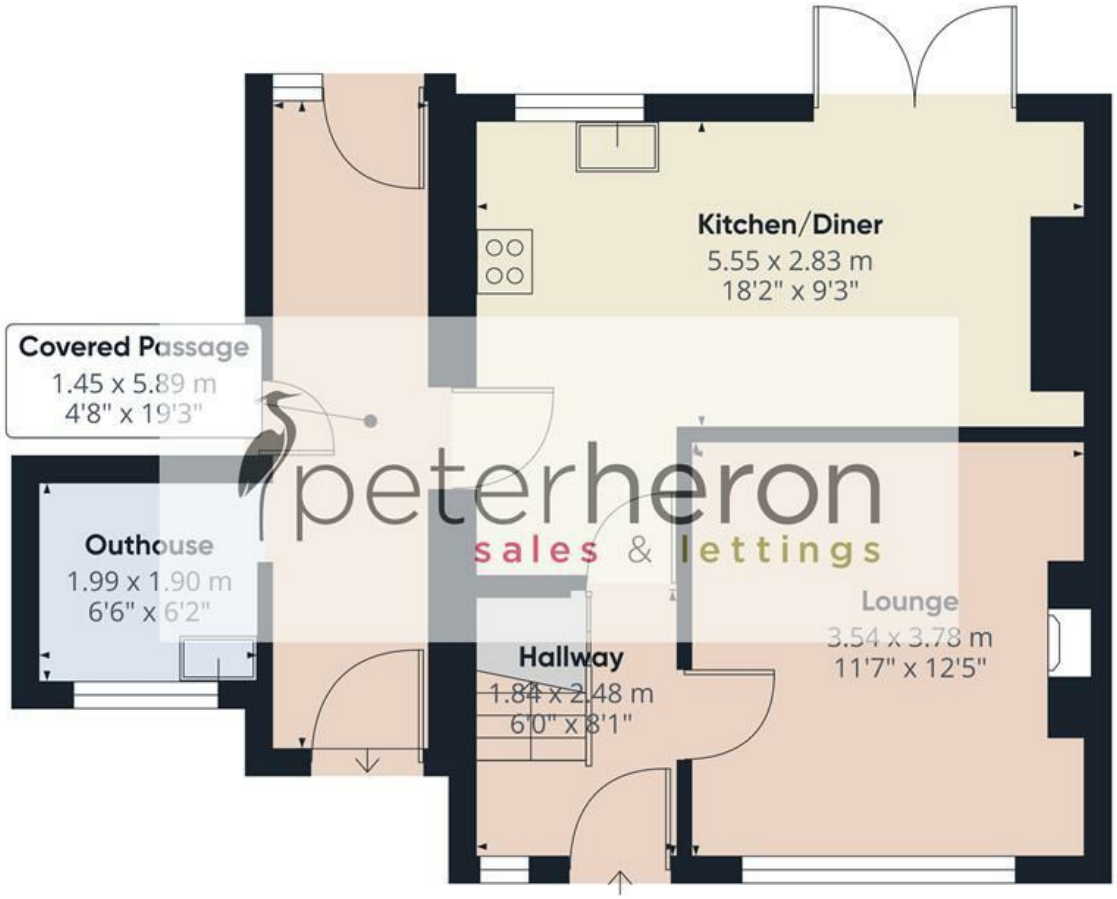
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

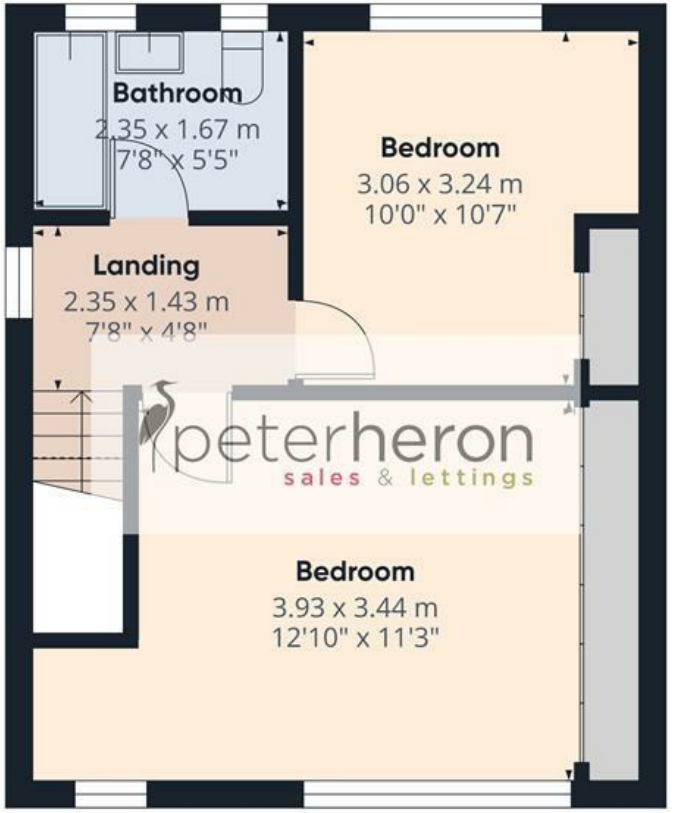








Ground Floor



First Floor



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Approximate total area(1)

81.7 m²

880 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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