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Offers over £195,000

Ampleforth Crescent, Ryhope, Sunderland







A recently constructed and immaculately presented three bedroom semi-detached house, occupying a delightful cul-de-sac position within this attractive development, known as St. Michael's Way. Internally the very well-appointed accommodation includes an entrance hall with a staircase to the first floor and a cloakroom/wc, an attractive lounge and an impressive modern dining kitchen with French doors to the rear garden. On the first floor there is a principle bedroom with an en-suite shower room/wc, two further bedrooms and a bathroom/wc. Externally there is a driveway to the front providing off street parking and a superb landscaped garden to the rear. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Staircase to first floor and radiator.

Cloakroom/WC



Low level WC and washbasin, double glazed window and radiator.

Lounge 14'3" x 11'11"



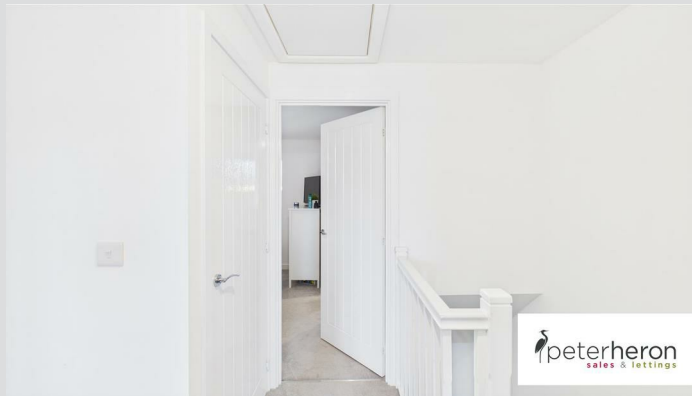
Double glazed window to front, double radiator and storage cupboard.

Dining Kitchen 15'1" x 8'8"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood, fridge freezer, dishwasher and washing machine. Radiator, double glazed window and UPVC double glazed doors to rear.

First Floor Landing



Access point to loft and storage cupboard.

Bedroom 1 11'10" x 9'5"



Double glazed window to front, radiator and storage cupboard. Door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and walk in shower cubicle, double glazed window and radiator.

Bedroom 2 9'3" x 7'5"



Double glazed window to rear and radiator.

Bedroom 3 7'5" x 5'9"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath, radiator.

Outside



Garden to front with driveway providing off street parking whilst to the rear there is a delightful landscaped garden laid mainly to lawn.

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.

Rent Charge

We have been advised by our client there is a rent charge of £TBC per annum.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

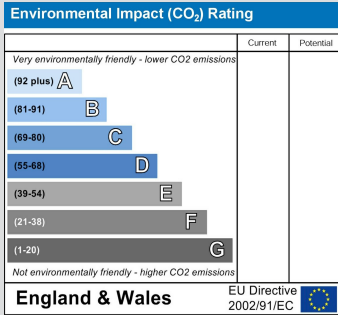
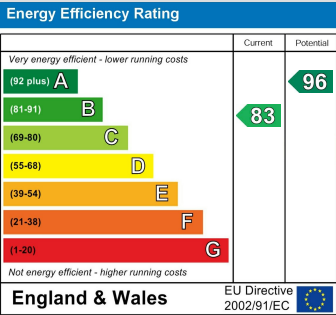
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

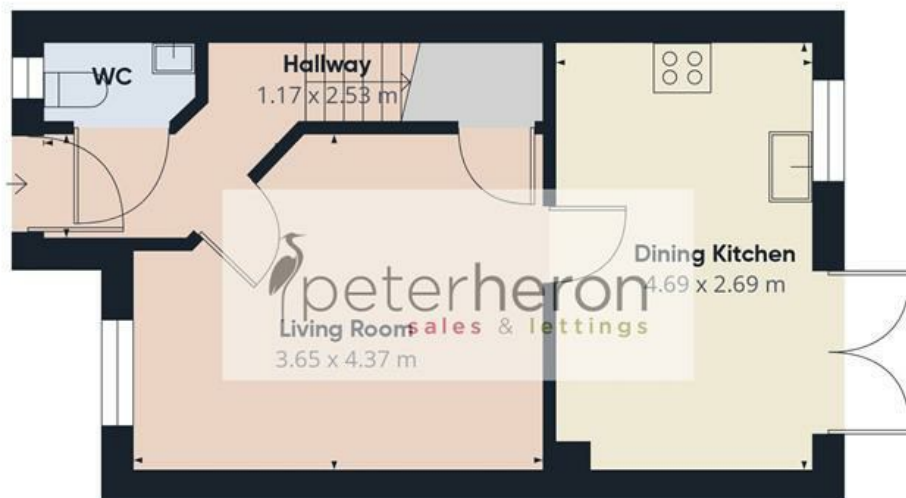
Ombudsman

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



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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

96.5 m²

Reduced headroom

19 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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