









Located in the sought after area of Ryhope, this superb three bedroom property offers great accommodation, comprising a spacious lounge/diner, kitchen, three good sized bedrooms and a contemporary shower room. The property also benefits from double glazing throughout. Externally, there is a low maintenance courtyard to the rear, also benefitting from an outhouse/shed, as well as parking. Ideally located for access into the City Centre the A19, A690. Commuting distance from Doxford International Business Park, Nissan, Sunderland University and Sunderland Royal Hospital. Available with no upward chain, viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door to

Entrance Porch

With a door to entrance hall.

Entrance Hall

Stairs to the first floor, radiator and doors to the lounge/diner and kitchen.

Lounge/Diner 23'2" x 11'3" max



Double glazed windows to the front and rear, 2x radiators, feature fireplace.

Kitchen



With a range of wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, space for fridge freezer, oven, washing machine and tumble dryer, part tiled walls, Composite door to the rear and double glazed window to the rear.

First Floor Landing

Bedroom 1 13'5" x 8'0" to wardrobes



Fitted wardrobes and drawers, radiator and a double glazed window to the front.

Bedroom 2 9'5" x 9'4"



Double glazed window to the rear and a radiator.

Bedroom 3 7'5" x 9'6"



Double glazed window to the front and a radiator.

Showerroom



Low level WC, wash hand basin, walk in shower, chrome heated ladder style towel rail, 2x double glazed frosted windows to the rear.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Outside



Low maintenance courtyard to rear and a shed/outhouse and a low maintenance courtyard to front.

Council Tax Band

The Council Tax Band is Band B

Tenure Freehold

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

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be

relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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 decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

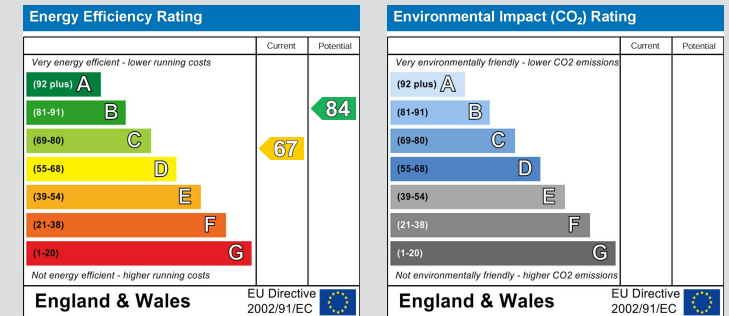
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

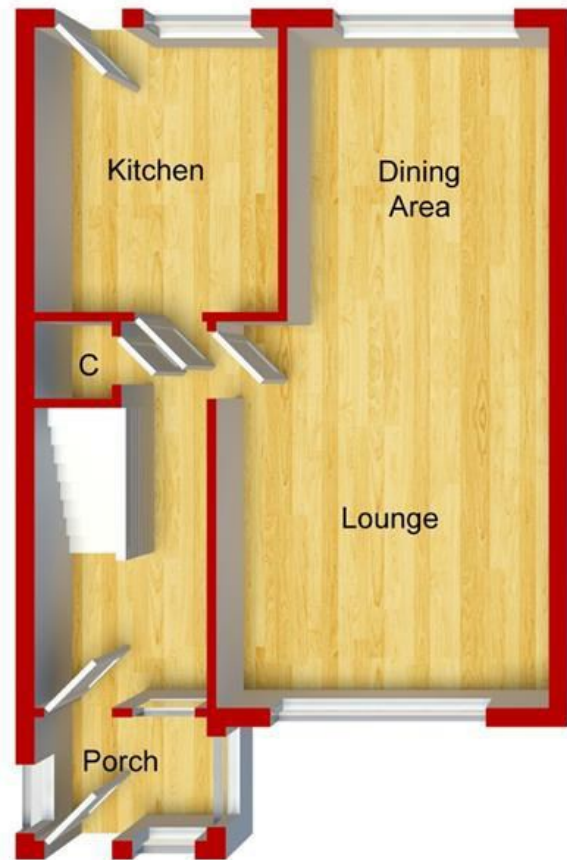
Ombudsman

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



Visit www.peterheron.co.uk or call 0191 510 3323

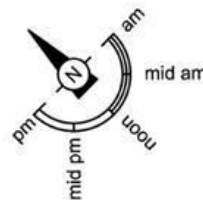
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(40.60 sq.m)



First Floor
Approximate Floor Area
(38.44 sq.m)



26 Smith Street South