

An attractive mid terrace cottage, occupying a superb position within Ryhope Village. Internally the accommodation is all on one level and includes a hall, spacious lounge, a modern fitted kitchen, a contemporary bathroom/wc and a generous double bedroom. Features of note include gas central heating to radiators, UPVC double glazed windows and a yard to the rear. The property is well placed for a range of amenities and is within easy reach of Sunderland City Centre, as well as offering excellent road connections including the A19. Viewing is highly recommended in order to fully appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door.

### Entrance Hall



### Living Room 12'3" x 13'5"



Double glazed window to front, radiator and feature fireplace.

Door to lobby.

### Lobby

Double glazed door to the courtyard. Built in cupboard.

### Kitchen 10'9" x 7'0"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven and hob, space for under counter fridge and freezer, washing machine, double glazed window to side, radiator and the boiler is housed in matching kitchen unit. Door to bathroom.

### Bathroom



Contemporary suite comprising of a low level WC, pedestal washbasin and panel bath with mains shower over, radiator, tiled walls and floor, double glazed window.

### Bedroom 14'3" x 11'4"



Double glazed window to front and radiator.

### Outside



Courtyard to the rear.

### Council Tax Band

The Council Tax Band is Band A.

### Tenure Freehold

We are advised by the Vendors that the property is

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# MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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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

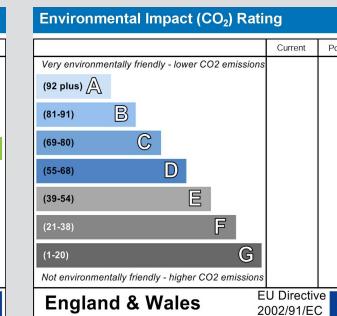
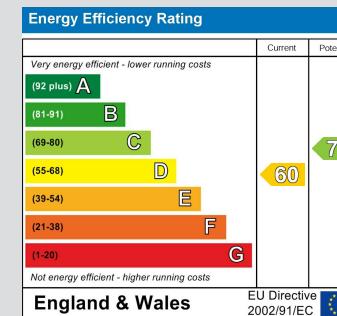
contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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