



for sale



peterheron

0191 510 3323 peterheron.co.uk







A spacious and immaculately presented three bedroom semi-detached home within this ever popular and convenient location. Internally the attractive accommodation is accessed via an entrance porch that leads through to a hall with cloakroom/wc and staircase to the first floor. There is a superb 20ft open plan lounge / dining room, enjoying a dual aspect and there is a modern fitted kitchen. To the first floor there are three well-proportioned bedrooms and a family bathroom/wc. Externally there are garden to the front whilst to the rear is a pleasant garden and a single garage. This location is well placed for local amenities, shops and schools as well as providing excellent links to surrounding areas. Viewing comes highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

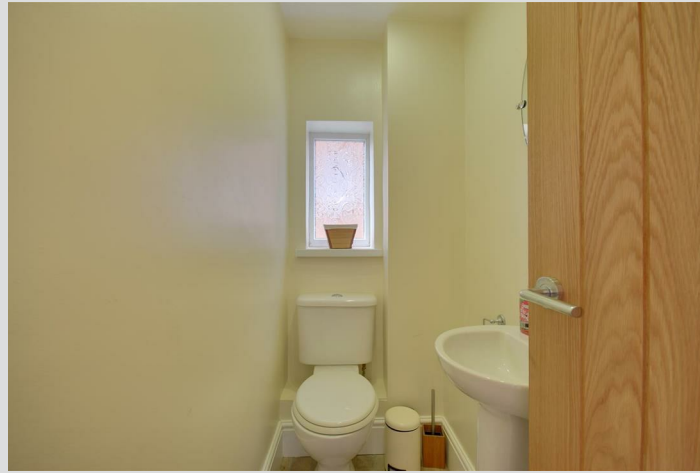
Double glazed windows and inner door to

Hallway



Radiator and staircase to first floor.

Cloakroom/WC



Low level WC and pedestal washbasin, double glazed window.

Lounge 20'11" x 9'4"



Enjoying a dual aspect with double glazed windows to both the front and rear, and two radiators.

Kitchen 9'7" x 10'11"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for range style cooker, fridge freezer, washing machine and dishwasher. Radiator, double glazed window to rear and door to rear garden.

First Floor Landing



Double glazed window to front.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'1" x 10'3"



Double glazed window providing delightful open views to the front and radiator.

Bedroom 2 10'4" x 12'0"



Double glazed window to rear and radiator.

Bedroom 3 10'4" x 6'10"



Double glazed window to rear and radiator.

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with mains shower over, part tiled walls, chrome ladder style radiator and double glazed window.

Outside



Attractive gardens to both the front and rear, the property also benefits from a GARAGE located to the rear.

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

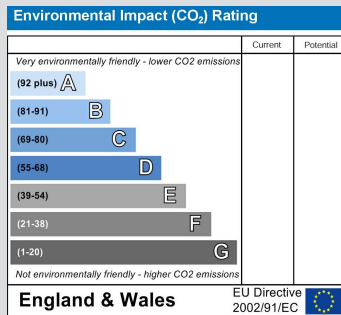
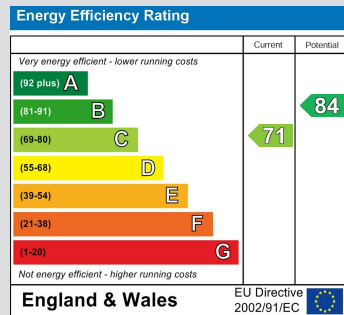
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

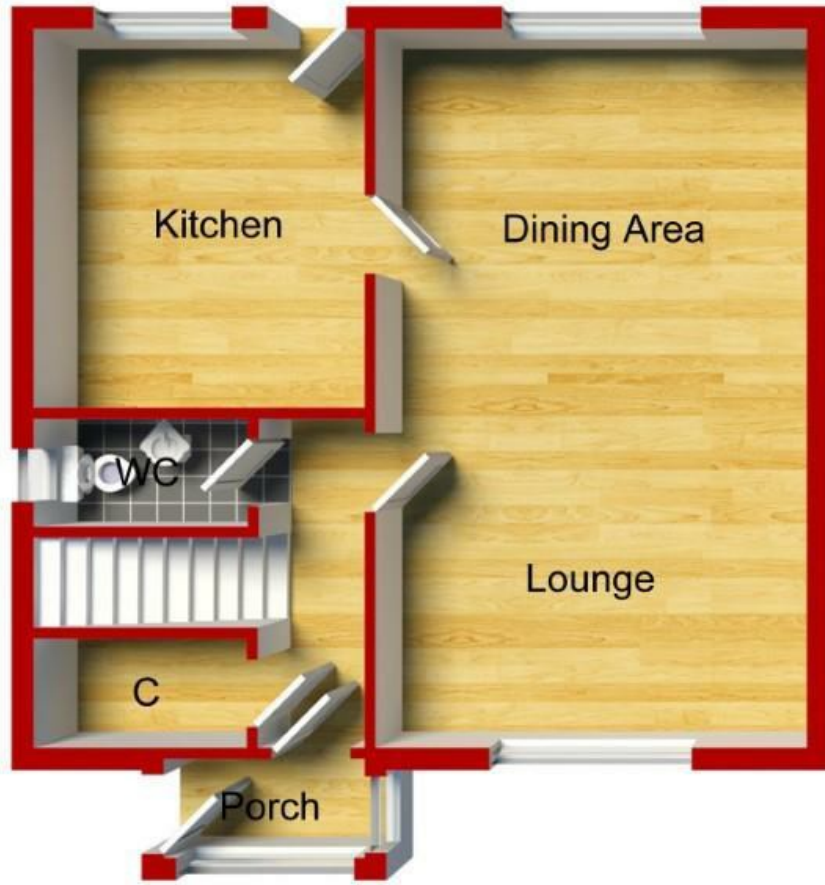
Ombudsman

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

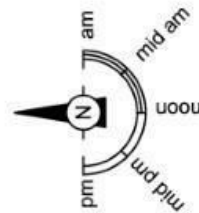


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Ground Floor
Approximate Floor Area
(45.41 sq.m)



First Floor
Approximate Floor Area
(43.84 sq.m)

337 Ryhope Road