















An attractive and well-presented two bedroom semi-detached home with a superb, generous garden to the rear, situated within this popular area of Ryhope. Internally the accommodation includes a hall with staircase to the first floor, lounge, dining room with French doors to the rear garden, a kitchen and a spacious and versatile area, used as store / utility. To the first floor there are two double bedrooms and a bathroom/wc. Externally there is a low maintenance garden to the front with a driveway whilst to the rear there is a generous, lawned garden. This convenient location is ideally placed for local amenities, shops and schools as well as providing links to surrounding areas. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC double glazed entrance door.

### Entrance Hall



Double glazed window, radiator and staircase to first floor.

### Lounge/Dining Room 11'8" x 22'7"



Double glazed bow window to front, radiator, feature fireplace and the room opens through into dining room.

### Dining Room



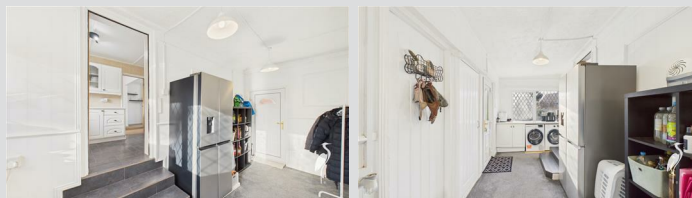
Double glazed French door leading out into rear garden and feature fireplace.

### Kitchen 6'11" x 9'9"



Wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, radiator and double glazed window to rear. Door to store/utility.

### Store/Utility 7'2" x 17'4"



Spacious and versatile area with fitted base units and work surface over, space for fridge freezer, washing machine and tumble dryer, radiator, built in storage cupboards, single glazed window to rear and double glazed door providing access to rear garden. Door to the front of the property.

### First Floor Landing

Double glazed window to side.

### Bedroom 1 18'2" x 11'4"



A generously proportioned room with two double glazed windows to front, radiator and feature part panelled wall.

### Bedroom 2 11'3" x 10'9"



Double glazed window to rear, radiator and built in cupboard.

### Bathroom

Low level WC, pedestal washbasin and panel bath with shower attachment, radiator and double glazed window.

### Outside



To the front of the property there is a driveway with low maintenance garden whilst to the rear there is a generous garden laid mainly to lawn with the benefit of a large shed.

### 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.

Visit [www.peterheron.co.uk](http://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

## 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

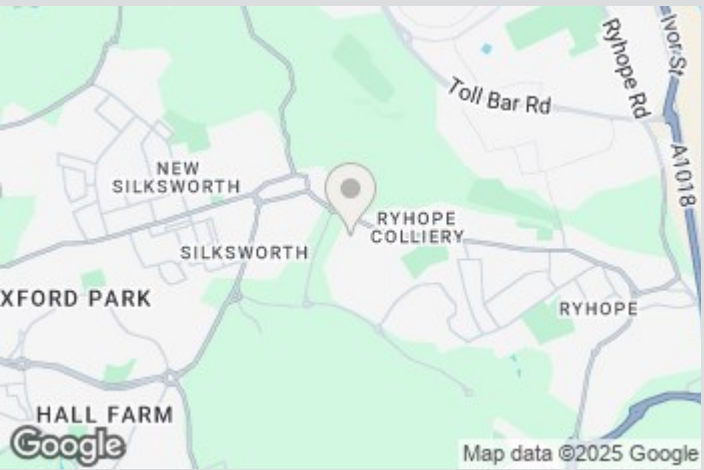
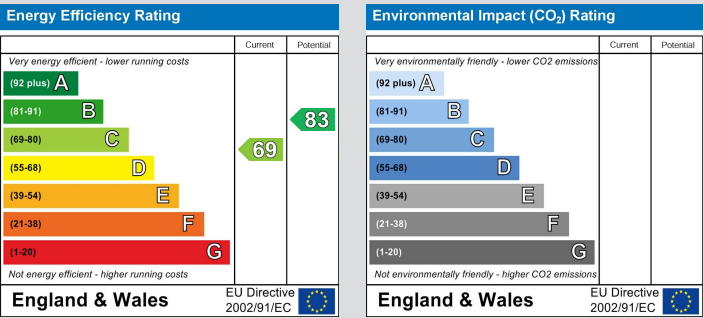
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

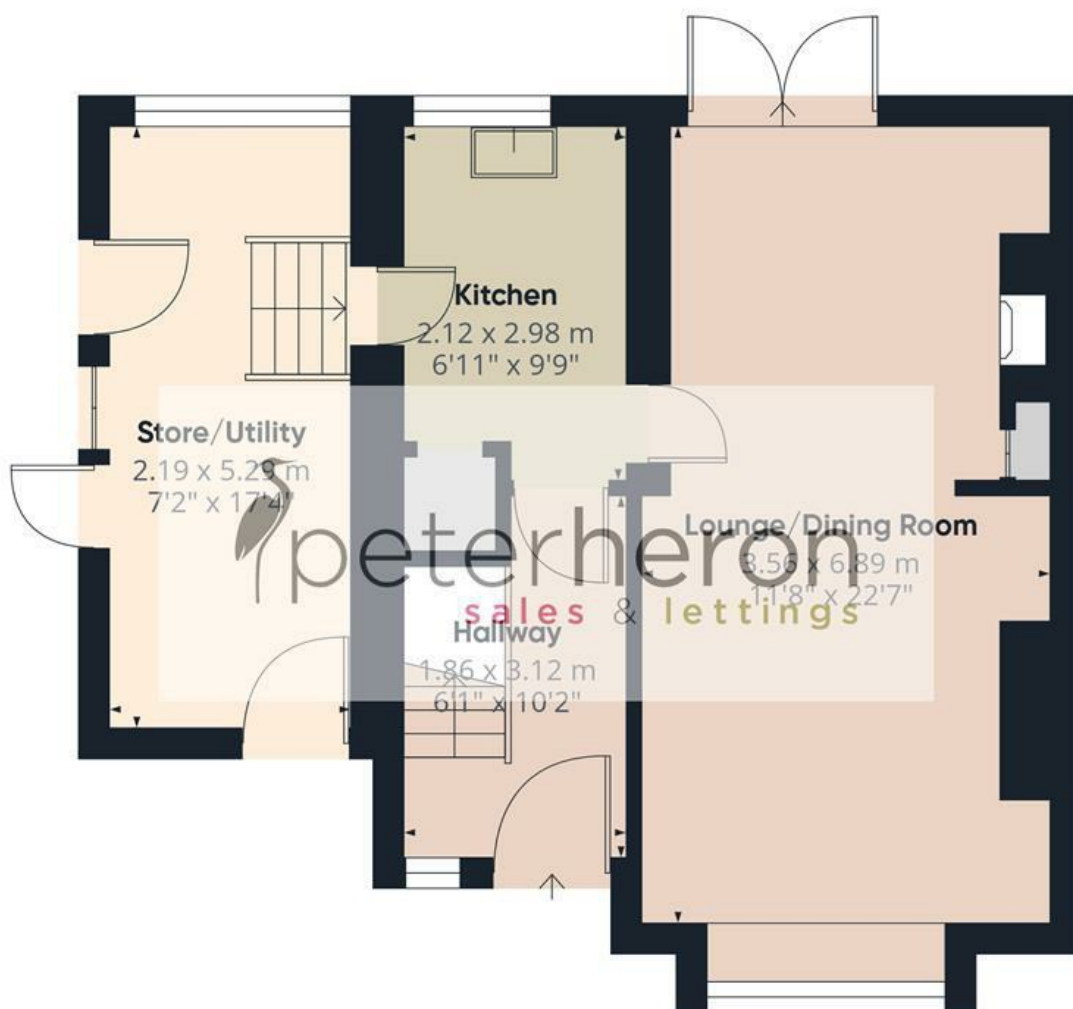
## Ombudsman

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

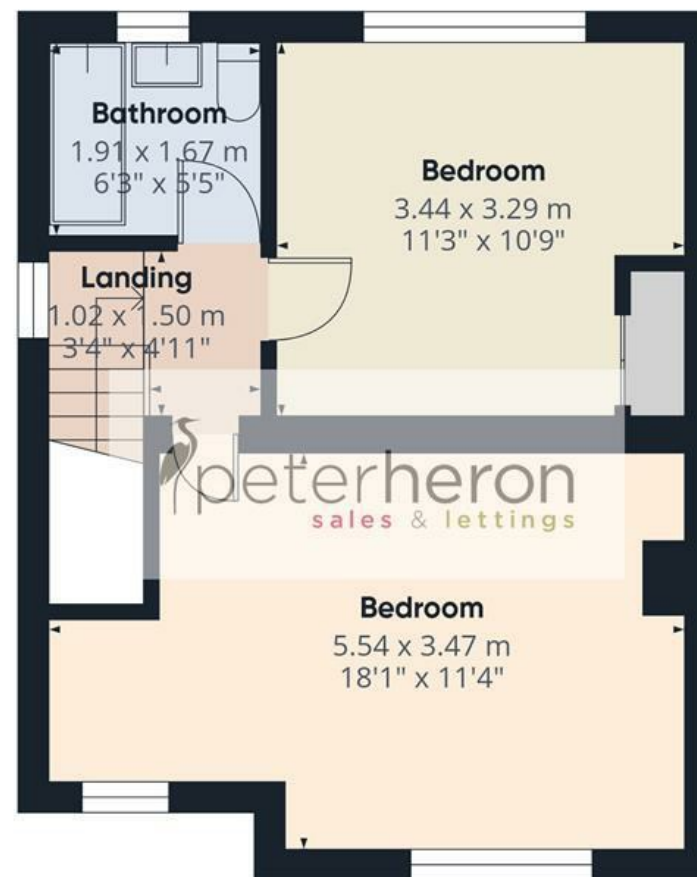


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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

80.2 m<sup>2</sup>

863 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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