









This attractive three bedroomed semi detached home boasts generous gardens to the rear and is available with immediate vacant possession. The internal accommodation comprises of entrance hall, lounge, kitchen/diner, three bedrooms, bathroom/WC and separate WC. Externally there are gardens to the front and rear. Located within the sought after area of Ryhope offering excellent amenities close by including good schools, Aldi, Asda with convenient access to Sunderland City Centre and the A19. Perfect for Nissan and Doxford International Business park. Internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall

Staircase to first floor and storage cupboard.

Lounge 16'1" x 13'11"



Double glazed window to front, double radiator and 2x storage cupboards.

Kitchen/Diner 18'6" x 9'4"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for fridge freezer and washing machine. Storage cupboard, 3x double glazed windows and UPVC door to rear.

First Floor Landing

Access point to loft and double glazed window.

Bedroom 1 11'7" x 10'2"



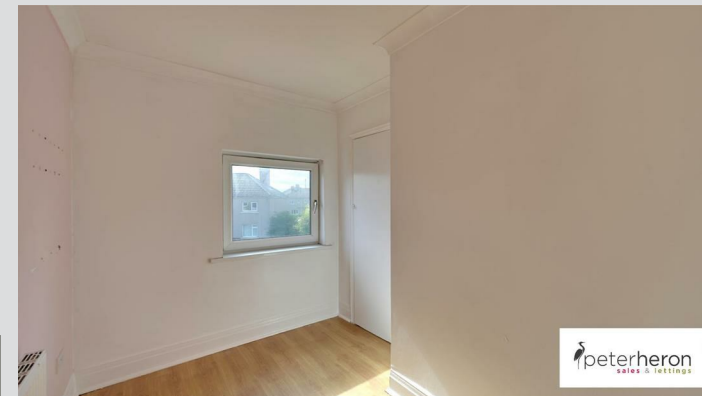
Double glazed window to front and double radiator.

Bedroom 2 11'10" x 8'7"



Double glazed window to rear and radiator.

Bedroom 3 11'8" x 7'2"



Double glazed window to front, radiator and storage cupboard.

Bathroom



Low level WC, washbasin and bath with shower over, double radiator and double glazed window.

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

Separate WC



Low level WC and washbasin, double glazed window.

Outside



Gardens front and rear.

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.

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 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. 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.

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

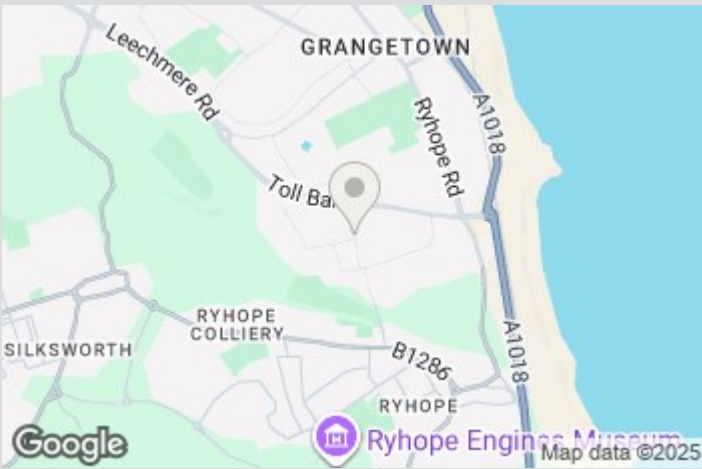
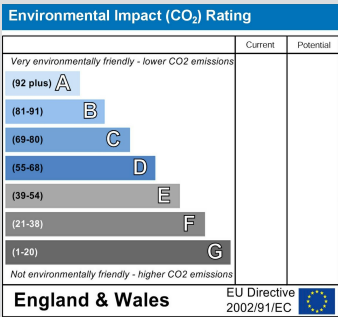
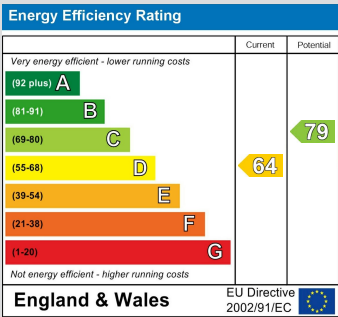
Opening Times

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

