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£135,000

Richmond, Ryhope, Sunderland







A popular style and well proportioned two bedroom semi detached home with sun drenched gardens to the rear sitting within this sought after street on the ever fashionable Tunstall Bank estate of Ryhope.

Decorated to a good standard throughout, this delightful home is perfect for first time buyers who wish to live in this extremely fashionable residential locality. The property internally offers accommodation comprising reception hall, living room, dining kitchen, ground floor WC, two double size first floor bedrooms and a bathroom whilst features of note include gas central heating, UPVC double glazing, and gardens to the front and rear.

Perfectly positioned for Doxford International, Nissan and Amazon workers, the property is also convenient for the A19 and Sunderland City centre. A delightful home which can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to reception hall.

Reception Hall

Under stairs storage cupboard, UPVC double glazed window to front elevation, single radiator, wood effect laminate flooring.

Living Room 11'8" x 12'2"



UPVC double glazed oriel bay window to front elevation, single radiator, fitted shelving, wall paneling, wall preparation for flat screen TV, coved cornicing to ceiling and wood effect laminate flooring.

Dining Kitchen 9'11" x 13'3"



Good selection of base and eye level units including frosted glass fronted display cabinets, incorporating solid oak working surfaces and a 1 1/2 bowl sink unit with professional mixer tap, feature island with dining space, integrated appliances include a gas hob with overhead extractor hood, electric oven, plumbing and space provided for a wall mounted washing machine together with space for an American style fridge freezer. Fitted shelving, tiled splash backs, wood effect laminate flooring, single radiator, UPVC double glazed window overlooking landscaped gardens to the rear.

Side Lobby



Ground floor WC- white suite with part tiled walls, built in cupboard housing wall mounted gas combination boiler serving hot water and radiators. UPVC single glazed window to the rear elevation.

First Floor Landing

Access point to loft, UPVC double glazed window to side elevation.

Bedroom 1 (front) 11'2" x 18'1" max width into recess



Bulk head cupboards, UPVC double glazed window to front elevation, single radiator and coved cornicing to ceiling.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (rear) 11'7" x 11'1"



UPVC double glazed window to rear elevation, single radiator, coved cornice to ceiling and built in cupboard.

Bathroom



Low level WC with concealed cistern, wash hand basin set

into vanity unit with cupboards under, shower bath with overhead shower shower and screen- attractive white suite with UPVC double glazed windows tiled walls and floor, UPVC lined ceiling, wall mounted extractor unit.

Outside



Artificial lawned gardens to the front with a single gate, hard standing area accessed via double timber gates, enclosed landscaped gardens to the rear featuring artificial lawns and a large patio seating area, facing south west and enjoying all day long sunshine. External cold water supply, brick stalls to the side accessed via a covered passage with doors to the front and rear elevations, featuring fitted cupboards and offering plumbing and space for automatic washing machine and space for a fridge.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

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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.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

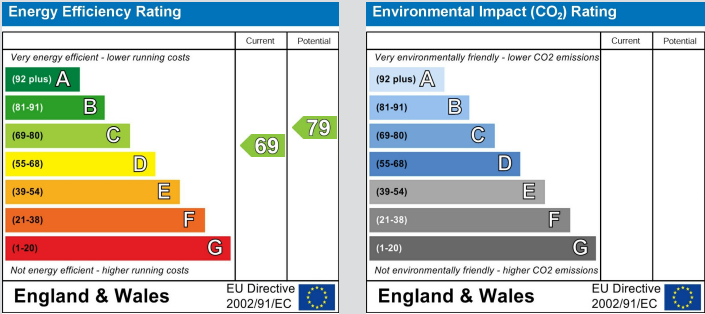
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