









A charming double fronted detached house, situated within the heart of Ryhope Village, available End of November on an unfurnished basis. Internally the accommodation to the ground floor includes a spacious entrance hall, lounge, dining room, family room, breakfasting kitchen, study and WC, four first floor bedrooms and a modern bathroom. Externally there is a block paved garden to the rear with off street parking via electric gate. This location is ideal for access to local amenities, shops and schools as well as providing convenient road connections to surrounding areas.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door to hall.

### Entrance Hall



Staircase to first floor and radiator.

### Lounge 16'6" x 13'6"



Two double glazed windows to front, double radiator and feature fireplace.

### Dining Room 16'2" x 13'5"



Two double glazed windows to front, double radiator and feature fireplace.

### Family Room 17'8" x 13'6"



Two double glazed windows to rear, radiator, feature fireplace and staircase to rear landing. Doors to study and kitchen.

### Breakfasting Kitchen 13'1" x 11'10"



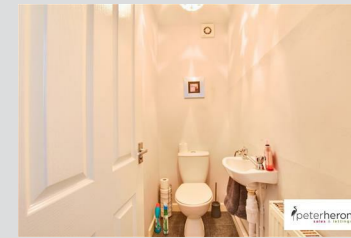
Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, hob, cooker hood, fridge freezer and dishwasher. Space provided for washing machine. Two double glazed windows and Composite door to rear. Vertical radiator.

### Study 10'4" x 7'3"



Double glazed window to side and radiator.

### Ground Floor WC



Low level WC and washbasin radiator.

### First Floor Landing

Double glazed window to front and double radiator. Door to staircase leading up to the loft space (loft space not to be used without permission)

### Bedroom 1 16'7" x 13'7"



Two double glazed windows to front, double radiator, feature fireplace and built in storage.

### Bedroom 2 16'4" x 13'6"



Two double glazed windows to front, double radiator, feature fireplace and built in storage.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106114

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 13'5" x 13'2"



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

## Bedroom 4 12'11" x 8'10"



Double glazed window to rear, radiator, feature fireplace and built in storage.

## Bathroom



Low level WC, washbasin set into vanity unit with LED mirror, panel bath and walk in shower cubicle, vertical radiator.

## Outside

The property benefits from a block paved garden to the rear with off street parking via electric access gate.

## Council Tax Band

The Council Tax Band is Band E.

## Lettings Important Info.

We endeavour to make our lettings particulars accurate and

reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing Appointment

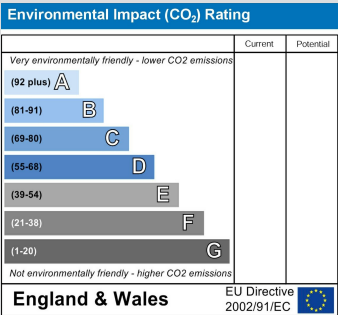
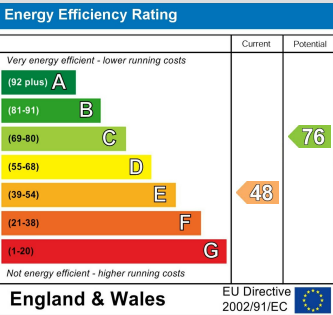
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.

## Lettings Ombudsman

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



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