The Village, Ryhope, Sunderland

£299,950

An impressive and beautifully presented double fronted end terrace house, situated within the heart of Ryhope Village. The internal accommodation on the ground floor includes a reception hall, living room with a bay window and wood burning stove and there is a spacious lounge that opens through to a dining room. There is a delightful conservatory, overlooking the rear garden and there is an impressive kitchen, fitted with an excellent range of contemporary units. To the first floor there are three bedrooms and a fabulous bathroom/wc with a free standing bath and a separate shower cubicle. Externally the property has a pleasant garden to the front and a wonderful garden to the rear with a lawn, patio and established planting. This ideal location provides easy access to local amenities, shops and schools as well as offering transport connections to surrounding areas. We highly recommend viewing to appreciate this exceptional home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via composite entrance door with inner wooden glass panelled door leading to

Reception Hall
Double radiator and stairs to first floor.

Living Room 15'6" x 10'11"

Double glazed bay window to front elevation, wood burning stove and double radiator.

Lounge 15'5" x 9'11"

Double glazed bay window to front elevation, radiator and feature fireplace. Open plan into dining room.

Dining Room 12'10" x 11'9"

Radiator and storage cupboard. Two double glazed windows and UPVC door to the Conservatory. Open into Kitchen.

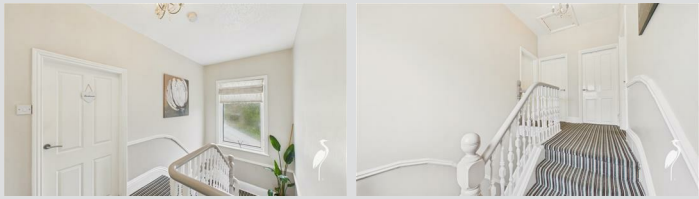
Kitchen 13'1" x 10'4"

Range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated double oven with electric hob and hood, fridge freezer and dishwasher. Space provided for a washing machine. Column radiator and double glazed window to rear.

Conservatory 10'7" x 10'0"

Double glazed windows and UPVC double glazed French patio doors to rear garden. Electric heater.

First Floor Landing



Split level landing with double glazed window and access point to loft.

Bedroom 1 15'7" x 11'9"

Double glazed window to front elevation, radiator and built in mirrored fronted sliding door wardrobes.

Bedroom 2 15'5" x 11'6"

Double glazed window to front elevation, radiator, storage cupboard and built in mirrored fronted sliding door wardrobes.

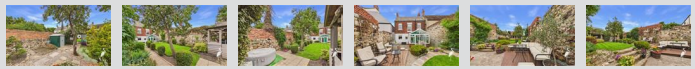
Bedroom 3 13'4" x 8'9"

Double glazed window to rear elevation and radiator.

Bathroom 13'4" x 8'11"

Attractive suite featuring a freestanding bath with shower tap, dual head waterfall shower cubicle, low level wc and wash basin set into vanity unit. Double glazed window, radiator and built in shelving.

Outside



Attractive and well kept rear garden featuring lawned, paved

and gravelled areas. Also benefiting from decked seating areas, a shed and wooden store and gate to access front.

Council Tax Band
The Council Tax Band is Band B.

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

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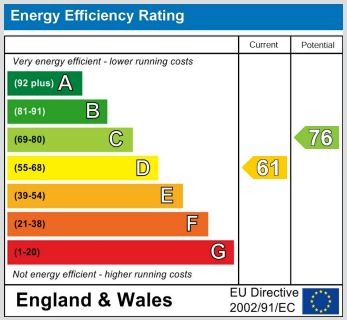
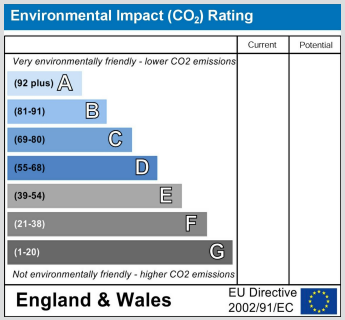
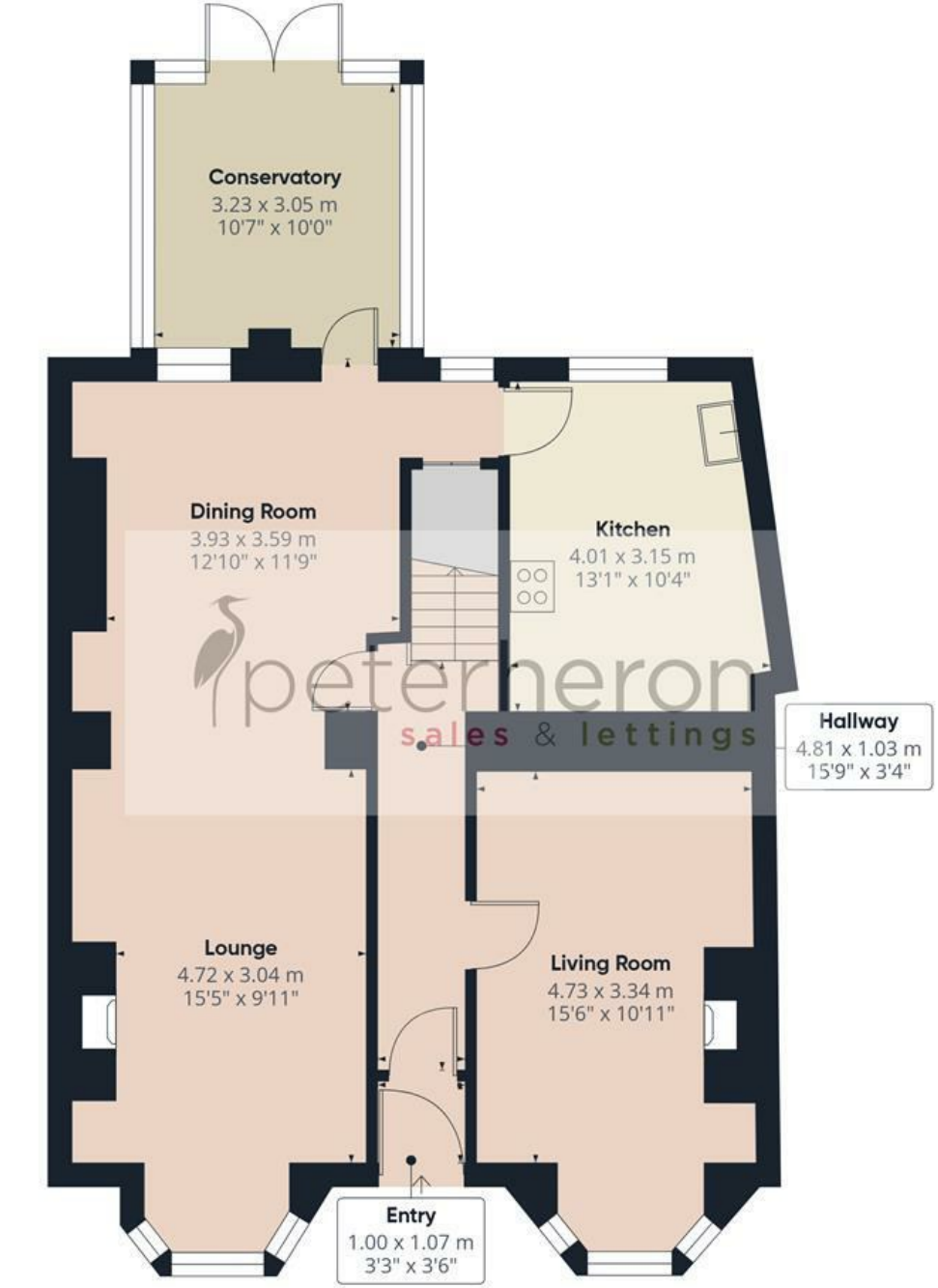
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.







Ground Floor

First Floor

Approximate total area(1)

144.1 m²

1552 ft²

(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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