

Rockcliffe, Ryhope Colliery, Sunderland

Offers over £249,950









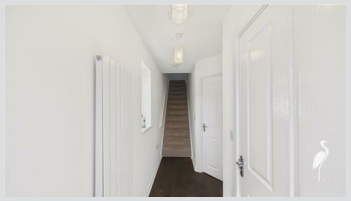


A superb four bedroom detached house, providing an immaculate standard of accommodation within this popular location. Internally the attractive interior is accessed via a hall with a staircase to the first floor and a cloakroom. There is a superb lounge through dining room, featuring a media wall and French doors to the garden and there is a modern fitted kitchen. On the first floor there is a principle bedroom with an en-suite shower room/wc, three further bedrooms and a family bathroom/wc. The former garage has been divided to provide a utility area to the rear and a store to the front. Externally there is a driveway to the front and a delightful lawned garden to the rear. The ideal situation of the property provides easy access to local amenities as well as offering links to major road connections. We highly recommended viewing to appreciate this impressive home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

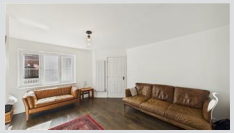
Reception Hall

Column radiator and stairs to first floor.

Lounge/Dining Area





Double glazed window to front, feature media wall with built in electric fire and column radiator.

Dining Area




UPVC double glazed French patio doors to rear and column radiator.

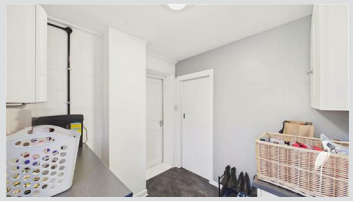
Kitchen





Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood, fridge freezer and microwave. Storage cupboard, radiator and double glazed window to rear.

Utility

Base units with countertops over providing space for washing machine. Composite door to rear and sliding door to store.

Cloakroom/WC



Low level WC with concealed cistern and washbasin, radiator and double glazed window.

First Floor Landing



Storage cupboard and access point to loft.

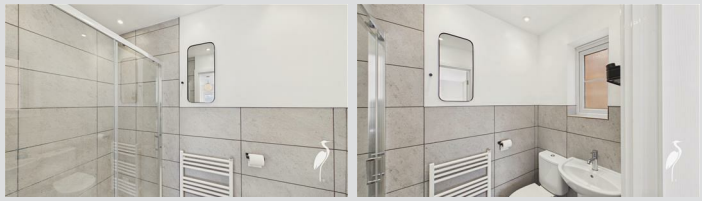
MAIN ROOMS AND DIMENSIONS

Bedroom 1



Double glazed window to front and radiator. Door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and shower cubicle, double glazed window and heated towel rail.

Bedroom 2



Double glazed window to front, built in sliding door wardrobes and column radiator.

Bedroom 3



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

Bedroom 4



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and bath, heated towel rail and double glazed window.

Outside



Attractive front garden with a driveway providing off street parking. Spacious rear garden laid mainly to lawn with block paved areas. Benefitting from a shed and side gate to access front. The former garage has been divided to provide a utility area to the rear and a store to the front.

Council Tax Band
The Council Tax Band is Band D.

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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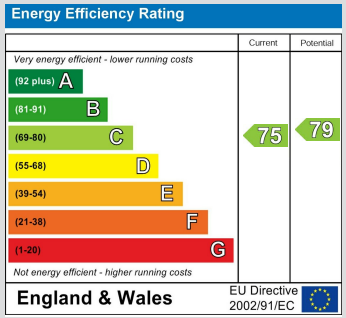
their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

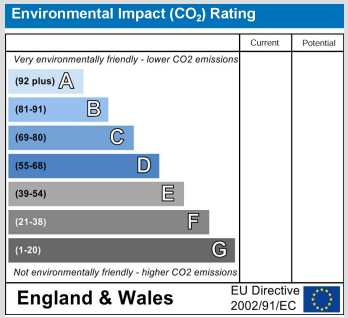
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

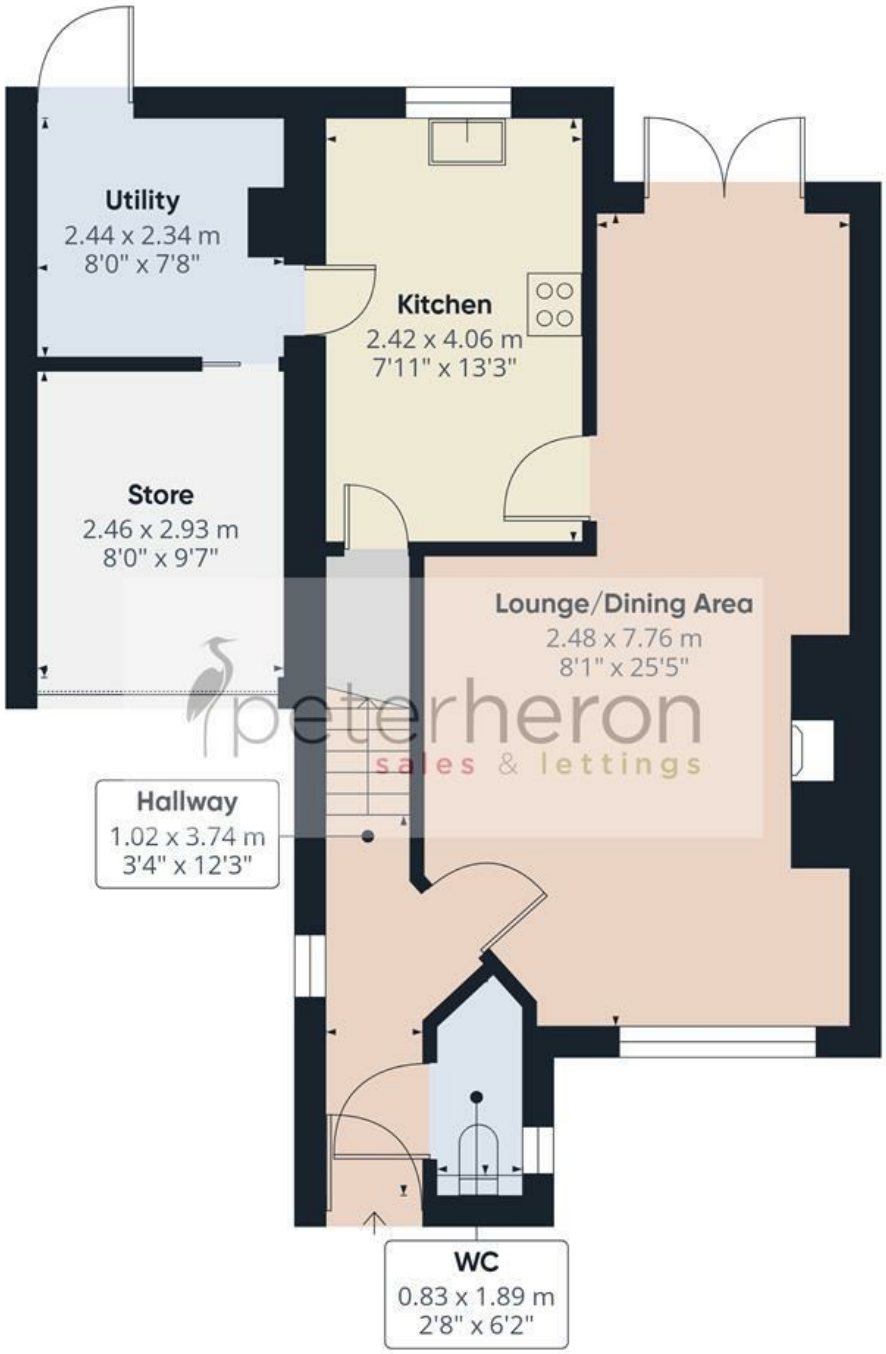
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
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Ground Floor



First Floor

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Approximate total area(1)

103.3 m²

1113 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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