Floralia Avenue, Ryhope, Sunderland

£189,950

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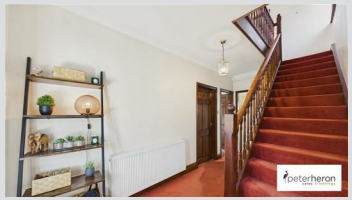
A superb larger style semi-detached house, situated in the heart of Ryhope Village, enjoying a delightful aspect to the front overlooking a green. Internally the accommodation includes an entrance porch, reception hall with a beautiful stained and leaded glass window, staircase to the first floor and a cloakroom/wc. There is an attractive lounge to the front with a bay window and a separate dining room to the rear, a fitted kitchen and a conservatory. To the first floor, there is a landing with a striking stained and leaded glass window, three bedrooms and a spacious family bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a driveway, a single garage, a useful side access and a wonderful garden to the rear, laid mainly to lawn with a patio and established borders. The convenient situation of the property provides easy access to local shops, schools and offers excellent access to Sunderland City Centre and major road links including the A19. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch
Double glazed windows and inner door to hall.

Entrance Hall



Double radiator and stairs to first floor.

Lounge

Double glazed bay window to front, radiator and electric fireplace.

Dining Room

Double glazed window to rear, radiator and feature alcoves with built in storage and recessed spotlights.

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 double oven, electric hob and hood and a dishwasher. Space for low level fridge and freezer. Radiator, double glazed window to side, double glazed window and door to conservatory.

Conservatory

Double glazed windows and UPVC French patio doors to rear.

Cloakroom/WC

Low level wc and wash basin set into vanity unit.

First Floor Landing

Double glazed stained glass feature window to side.

Bedroom 1

Double glazed bay window to front, radiator and built in wardrobes.

Bedroom 2

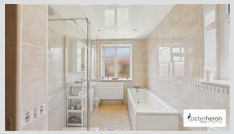
Double glazed window to rear and radiator.

Bedroom 3

Double glazed window to front and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Attractive suite featuring a bath, walk in dual head waterfall shower cubicle, low level wc and wash basin set into vanity unit. Radiator, chrome heated towel rail and two double glazed windows to side and rear.

Outside

Garden to the front with block paved driveway providing off street parking leading to garage, whilst to the rear a good size garden mainly laid to lawn with patio seating area.

Garage
Access via electric roller shutter with door to rear garden.

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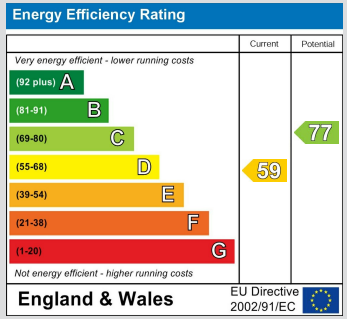
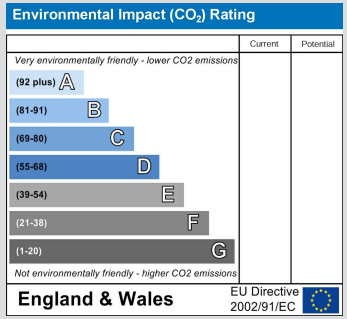
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

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Approximate total area(1)

106.2 m²

1143 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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