

Cherry Brooks Way, Ryhope, Sunderland

£995 PCM


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A superb three bedroom semi-detached house situated within the sought-after Cherry Tree Park development. Internally the impressive accommodation is accessed via an entrance hall with a cloakroom/wc and door connecting through to an attractive lounge. At the rear there is an impressive kitchen / diner, fitted with a range of stylish units, integrated appliances and French doors to the rear garden. On the first floor there are three bedrooms and a modern bathroom/wc. Externally there is a lawned garden to the rear and the property benefits from a double length driveway. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. Available Mid November 2026.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door to

Entrance Hall
There is a radiator and doors leading off to the cloakroom/WC and lounge.

Cloakroom/WC
Low level WC with pedestal wash hand basin and a radiator.

Lounge 14'4" x 12'0" not inc staircase area
Double glazed window to the front, radiator, staircase to the first floor with under stair storage cupboard and a door to the kitchen/diner.

Kitchen Diner 14'11" x 8'9"
Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven, electric hob with extractor chimney over, a fridge, freezer, dish washer and washing machine, there is a double glazed window to the rear, double glazed French door to the rear garden and a radiator.

First Floor Landing
Radiator and doors to the three bedrooms and bathroom.

Bedroom 1 12'0" x 7'11"
Double glazed window to the rear and a radiator.

Bedroom 2 11'2" x 7'11"
Double glazed window to the front and a radiator.

Bedroom 3 8'9" x 6'8"
Double glazed window to the rear and a radiator.

Bathroom
Fitted with a modern suite comprising with a low level WC, pedestal wash hand basin, panel bath with mains fed shower over, radiator, double glazed window and built in storage cupboard.

Outside
Small garden to the front and a attractive lawned garden to the rear, the property also benefits from a double length driveway providing off street parking.

Council Tax Band
The Council Tax Band is Band C.

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.

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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.



