

Ryhope Road, SR2 9SS

**Offers In The Region Of
£144,950**

A beautifully presented 3 bedroom semi detached house with a lovely open aspect to the front and not being directly overlooked to the rear.

The property has been meticulously maintained and tastefully decorated in contemporary style to provide an ideal home for the family purchaser. The deceptively spacious accommodation entrance hall, reception hall, ground floor wc with partial tiling, living room/dining room, large luxury kitchen and rear porch.

To the first floor there are 3 good sized bedrooms together with a large family bathroom which is fully tiled and has the benefit of a free standing bath and shower cubicle.

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Accommodation comprises

Entrance hall



Bedroom 2

11'9" x 10'5" (3.6 x 3.2)



Bedroom 3

10'9" x 9'6" (3.3 x 2.9)



Reception porch

Ground floor cloak room

With wc.

Living room



Kitchen

11'1" x 9'6" (3.4 x 2.9)



House bathroom



Very well appointed, fully tiled, free standing bath, pedestal basin, low level wc and separate shower cubicle.

External



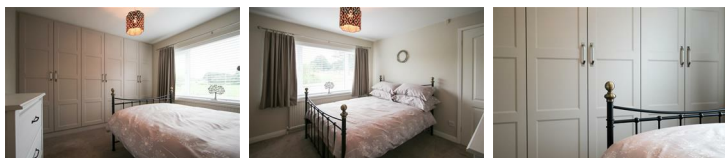
Mature and well stocked gardens to both front and rear.

With a range of base and eye level units, coordinated work tops and a range of integral appliances.

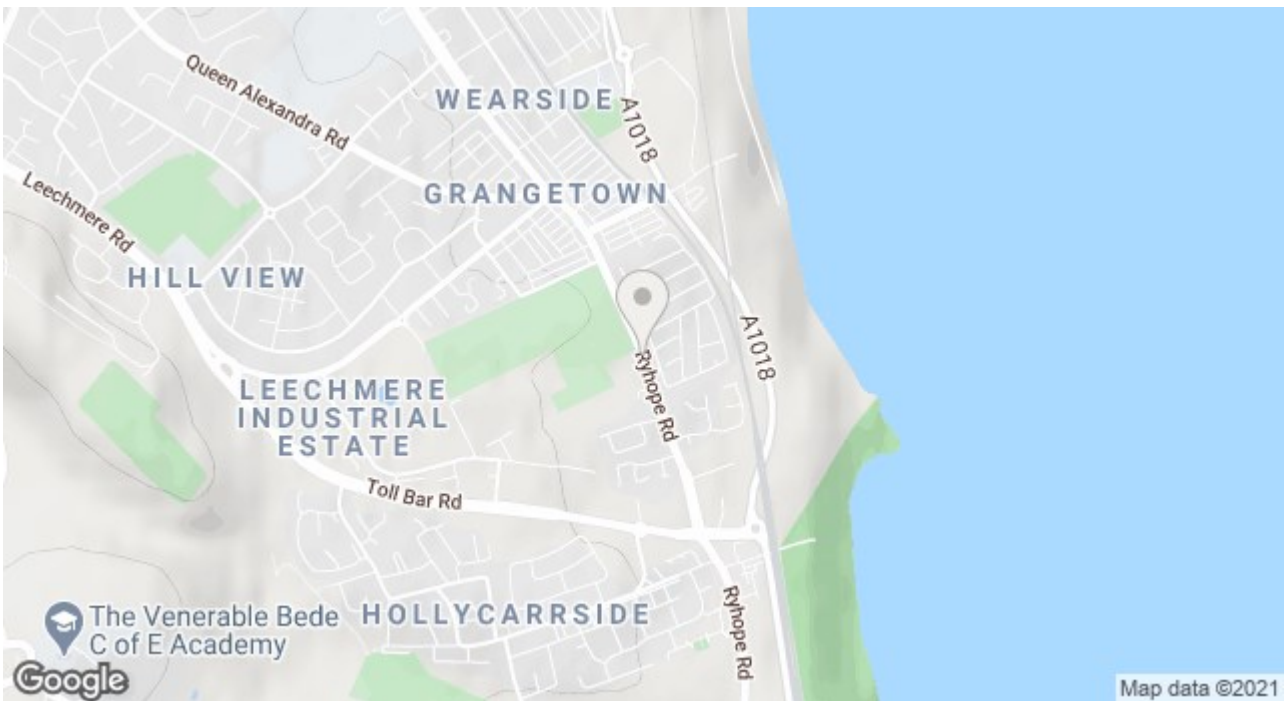
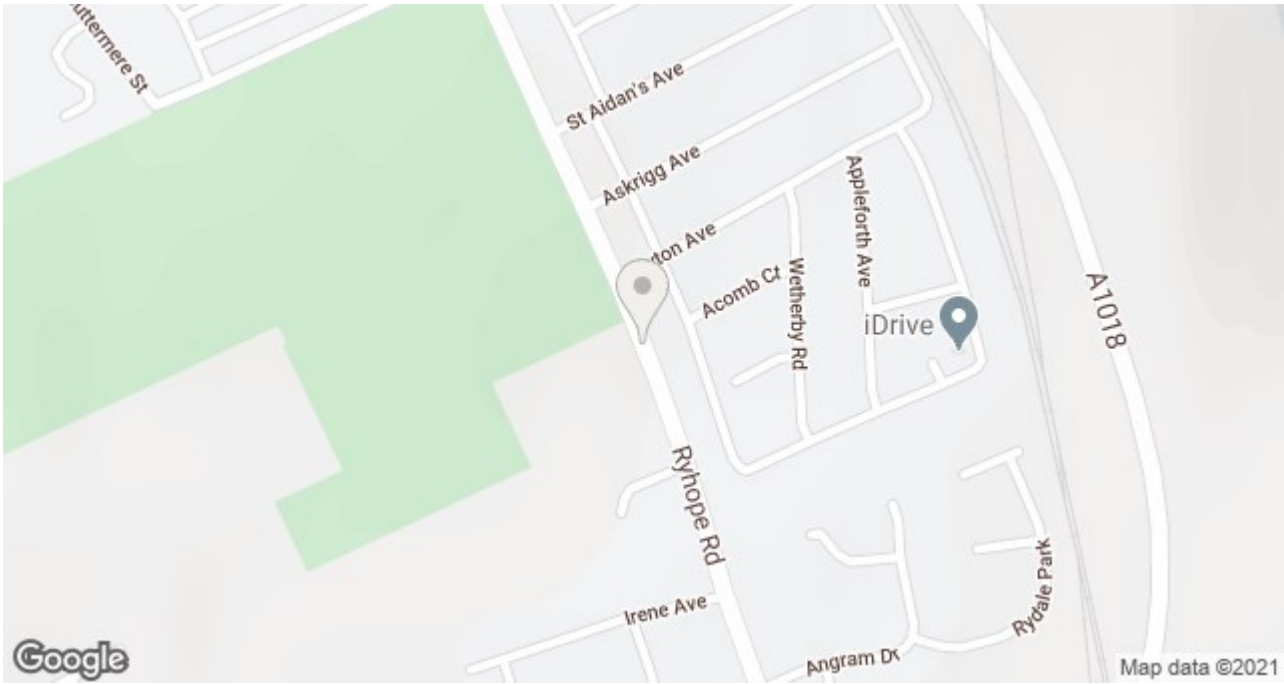
Staircase to first floor

Bedroom 1

10'2" x 6'6" (3.1 x 2)



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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	