



Price Guide £229,950

Ryhope Road, SR2 7SZ

A substantial 4 bedroom semi detached house with impressive proportions to include a grand entrance hall, two interconnecting principal reception rooms, spacious family kitchen breakfasting room and 4 good sized bedrooms at first floor.

The property occupies a pleasant corner site at the entrance of a cul de sac and has direct frontage onto Ryhope Road.

The accommodation comprises reception hall, ground floor study/office with wc, twin reception rooms, large kitchen breakfasting room and to the first floor there are 4 substantial bedrooms together with a house bathroom.

The site offers parking for several vehicles and this property must be viewed to be appreciated.

A substantial 4 bedroom semi detached house with impressive proportions to include a grand entrance hall, two interconnecting principal reception rooms, spacious family kitchen breakfasting room and 4 good sized bedrooms at first floor.

The property occupies a pleasant corner site at the entrance of a cul de sac and has direct frontage onto Ryhope Road.

The accommodation comprises reception hall, ground floor study/office with wc, twin reception rooms, large kitchen breakfasting room and to the first floor there are 4 substantial bedrooms together with a house bathroom.

The site offers parking for several vehicles and this property must be viewed to be appreciated.

Ryhope Road, Sunderland, SR2 7SZ

Accommodation comprises

Entrance porch



Reception hall

17'0" x 10'2" (5.2 x 3.1)

Study

9'2" x 5'2" (2.8 x 1.6)

Adjoining wc.

Living room

18'8" x 12'1" (5.7 x 3.7)



With bay window French doors to dining room.

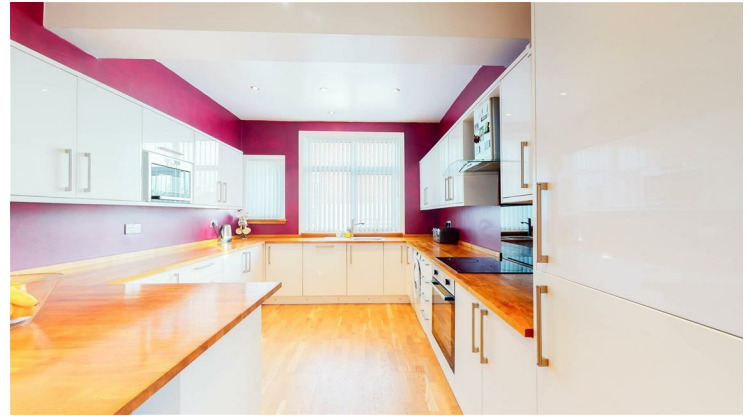
Dining room

16'8" x 12'1" (5.1 x 3.7)



Kitchen breakfasting room

18'4" x 10'2" (5.6 x 3.1)



With a range of base and eye level units coordinated worktops and integral appliances.

Staircase to first floor



Bedroom 1

12'1" x 6'10" (3.7 x 2.1)



Bedroom 2

18'8" x 12'5" (5.7 x 3.8)



Ryhope Road, Sunderland, SR2 7SZ

Bedroom 3

13'5" x 10'5" (4.1 x 3.2)



Pleasant gardens to front, side and rear together with a detached garage and off street car parking.

Bedroom 4

10'5" x 8'6" (3.2 x 2.6)



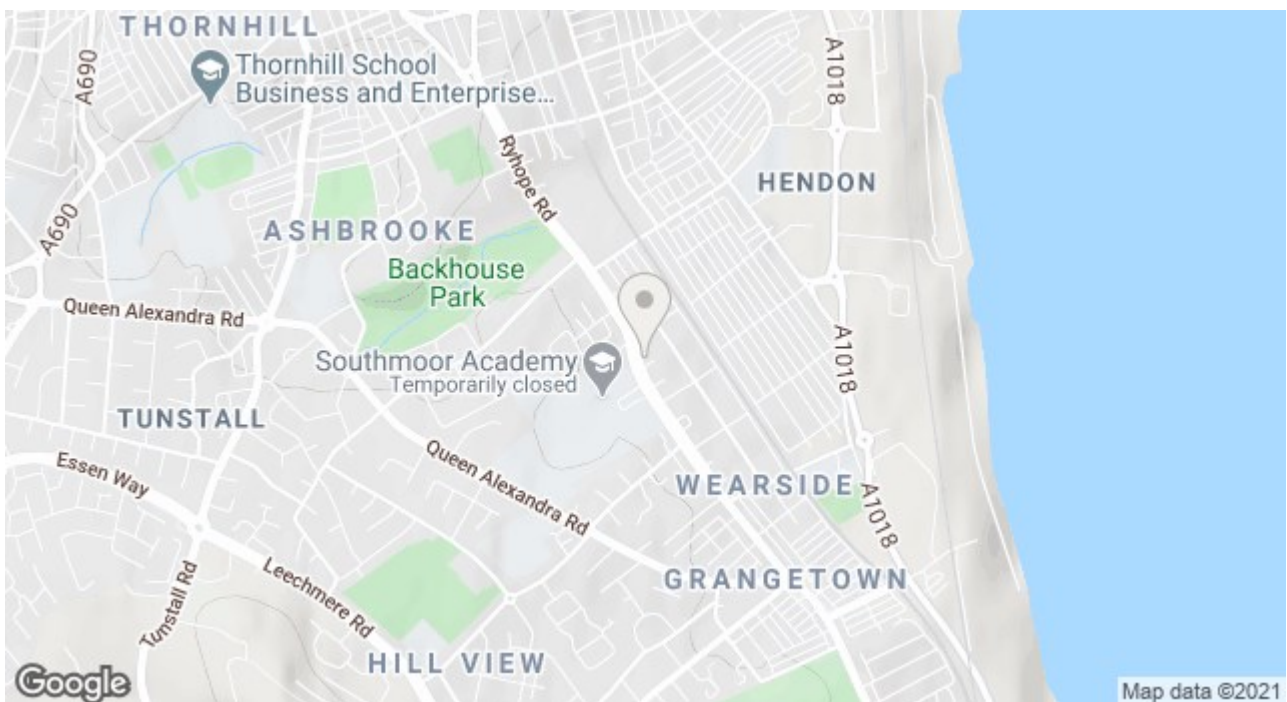
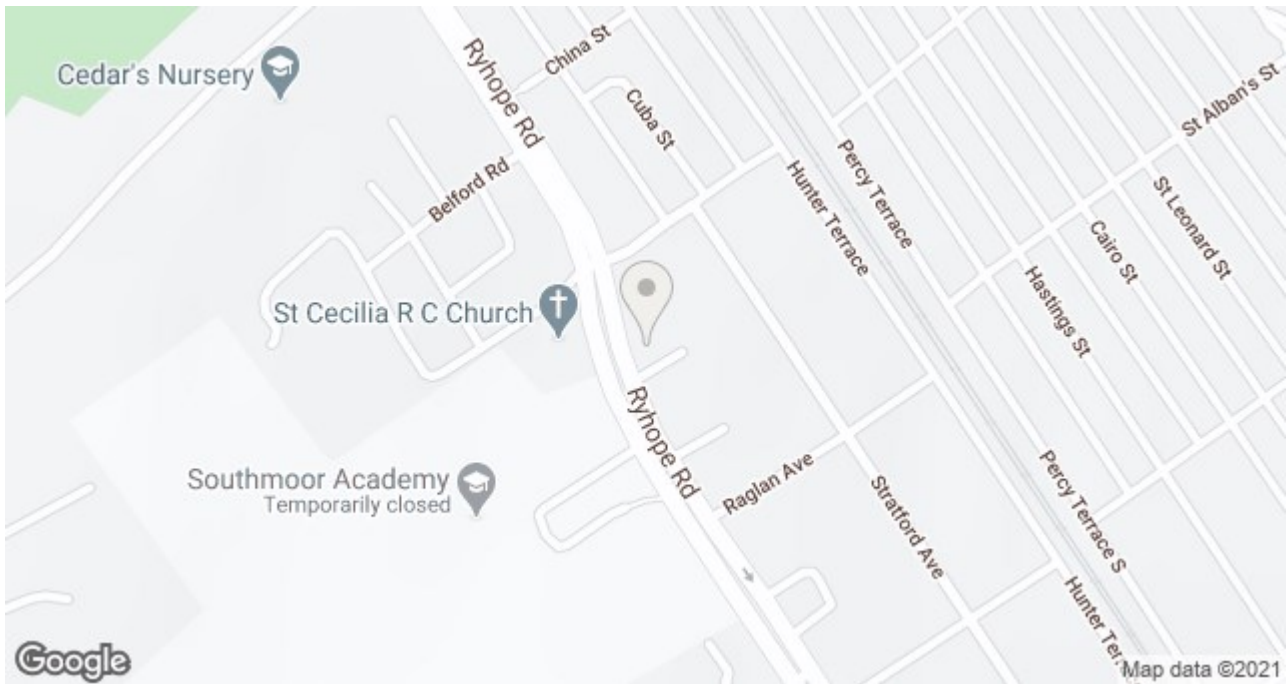
House bathroom



Comprising of panel bath pedestal basin and low level wc.


External

Ryhope Road, Sunderland, SR2 7SZ



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		58	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	