



**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.

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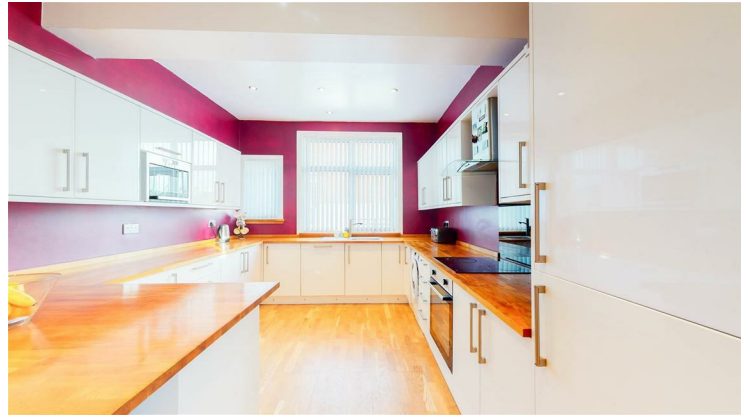
Accommodation comprises

Entrance porch



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.

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)



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)



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## 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

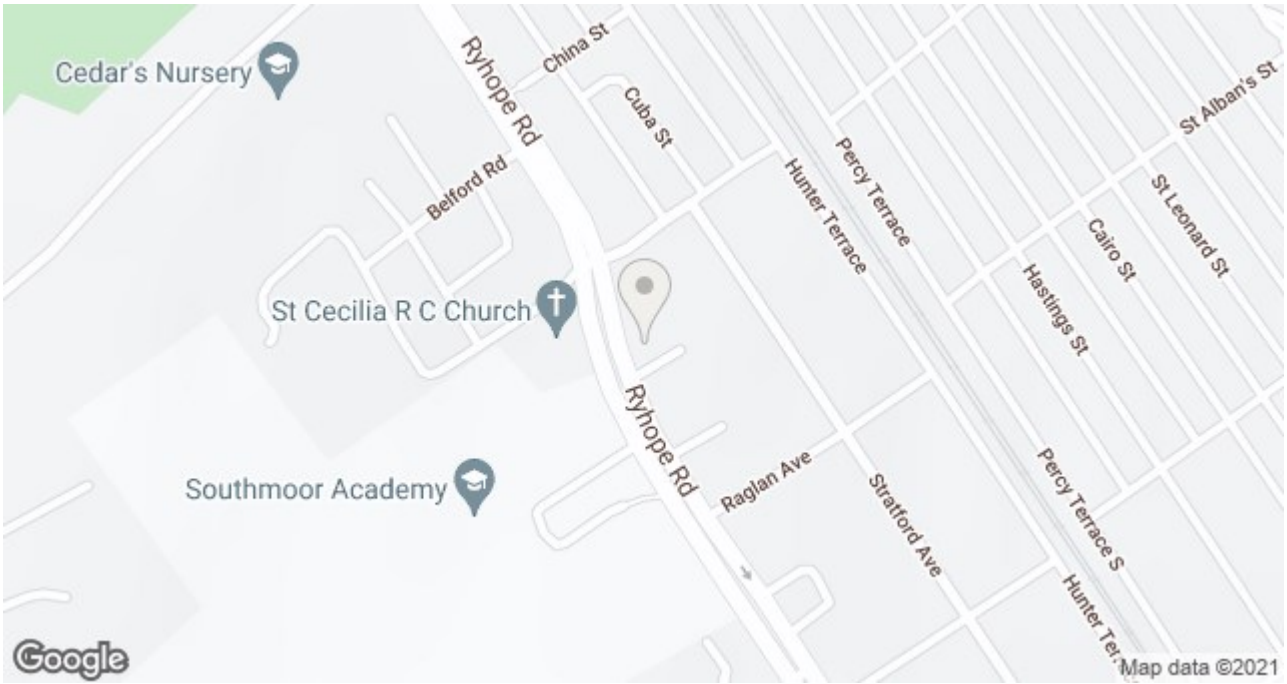


Comprising of panel bath pedestal basin and low level wc.

## External



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