



Bowood Close, SR2 0BY

**Offers In The Region Of
£229,950**

We welcome to the market this attractive four-bedroom detached house which is beautifully presented both internally and externally and benefitting from conservatory making it ideally designed for a family purchaser.

The property is situated within one of cities most sought after private housing developments, being conveniently located for an excellent rang of most everyday amenities within the village of Ryhope.

The accommodation comprises: entrance hall, Lounge leading to combined dining room and lovely modern kitchen with separate utility room and downstairs w/c, and access to the attached garage. At the rear of the property is a large conservatory. On the first floor there are four well-proportioned bedrooms (one with attractive en-suite shower/WC) and house bathroom.

Externally, there are gardens to the front and rear, together with driveway and convenient single garage.

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Accommodation comprises

Porch

Living Room

19'0" x 10'9" (5.801 x 3.301)



With bay window and feature fireplace.

Kitchen

18'2" x 12'3" (5.550 x 3.740)



Utility Room

9'2" x 5'5" (2.806 x 1.668)



Conservatory



Downstairs Toilet

5'4" x 2'9" (1.645 x 0.863)

Bedroom One

12'5" x 12'3" (3.806 x 3.741)



En Suite



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Bedroom Two

10'1" x 7'6" (3.097 x 2.296)



Family Bathroom

6'8" x 5'5" (2.050 x 1.670)



Bedroom Three

11'8" x 9'6" (3.568 x 2.902)



External

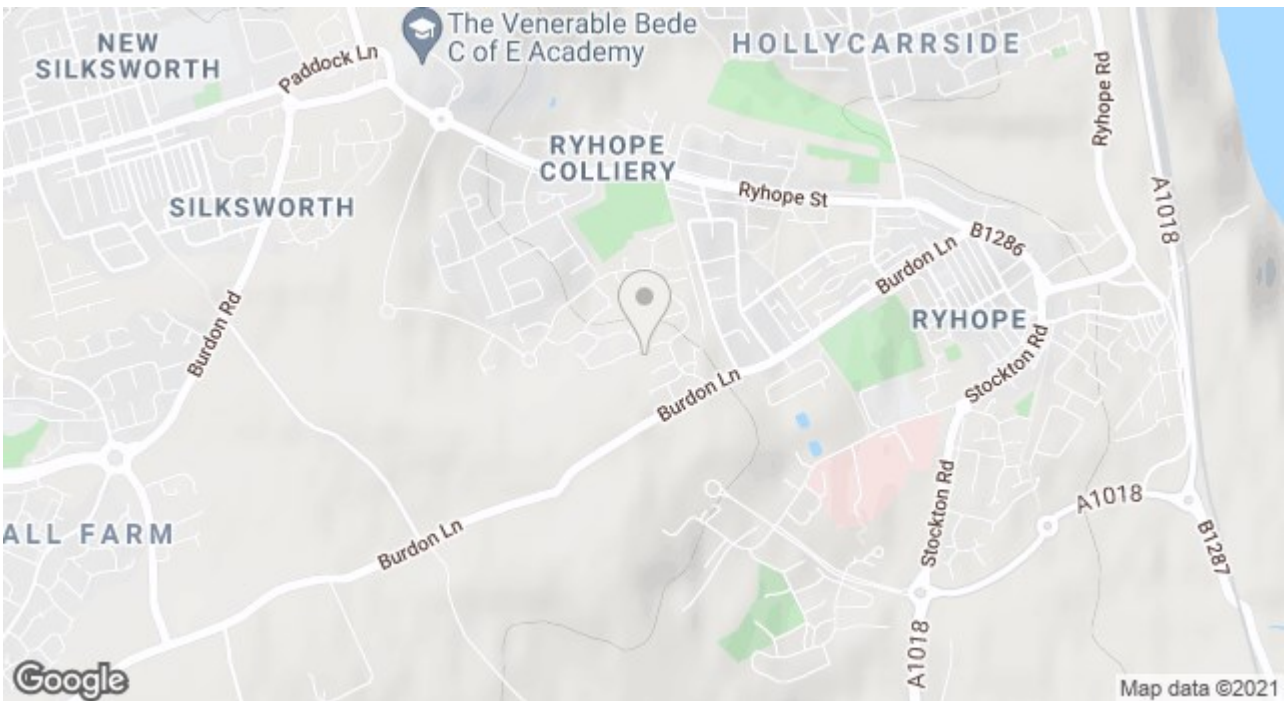


Bedroom Four

10'2" x 8'11" (3.119 x 2.726)



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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			
		57	80
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	

