

Lambert Road, Ryhope, Sunderland

£215,000




More spaghetti
less upsetti
MARGARITA







An immaculately presented three-bedroom end link home situated within the sought-after Cherry Tree Park development in Sunderland, offering modern family living throughout. The accommodation briefly comprises an entrance vestibule leading into a spacious lounge, with an inner lobby providing access to a convenient ground floor WC and storage cupboard. To the rear of the property is a stylish open-plan kitchen/dining room with French doors opening directly onto the rear garden. To the first floor, there are three well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room, together with a contemporary family bathroom. Externally, the property enjoys an enclosed garden to the rear, while a driveway to the front provides off-road parking and EV charging point. Finished to a high standard throughout and ready to move straight into, this superb home is sure to appeal to a wide range of buyers.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via composite entrance door into

Hall



Radiator, stairs to first floor and door to lounge

Lounge



Double glazed window to front elevation, double radiator and door to inner hall.

Inner Hall
Storage cupboard, doors to kitchen and downstairs WC.

Kitchen/Diner



Range of modern wall and base units with quartz countertops over incorporating a single bowl undermount sink and drainer unit with mixer tap. Integrated oven with gas hobs abs hood, fridge freezer, dishwasher and washer/dryer. Double radiator, double glazed window and UPVC French patio doors to rear.

Cloakroom/WC



Low level wc and hand wash basin. Double glazed window to side elevation and a radiator.

First Floor Landing



Landing with radiator and access point to loft.

Bedroom 1



Double glazed window to front elevation, radiator and built in wardrobes. Door to en suite.

En Suite Shower Room



Shower cubicle, low level wc and hand wash basin. Double glazed window to front and a radiator.

Bedroom 2



Double glazed window to rear, built in wardrobes and a radiator.

Bedroom 3



Double glazed window to rear elevation and a radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom




Bath, low level WC and hand wash basin. Double glazed window to rear and a radiator.

Outside






Attractive rear garden laid mainly to lawn featuring a porcelain paved contemporary patio complimented by raised timber edge planting. Also benefitting from a shed. Well presented front garden with areas of lawn and bark. Additionally, a driveway providing off street parking and an EV charging point.

Tenure FH
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

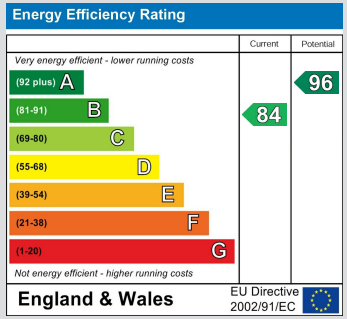
Council TaxBand
The Council Tax is Band C.

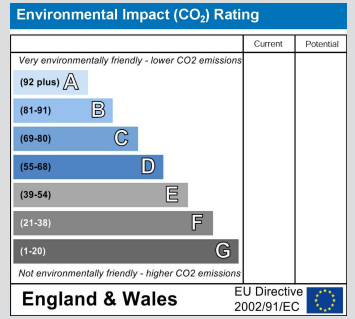
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Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on .

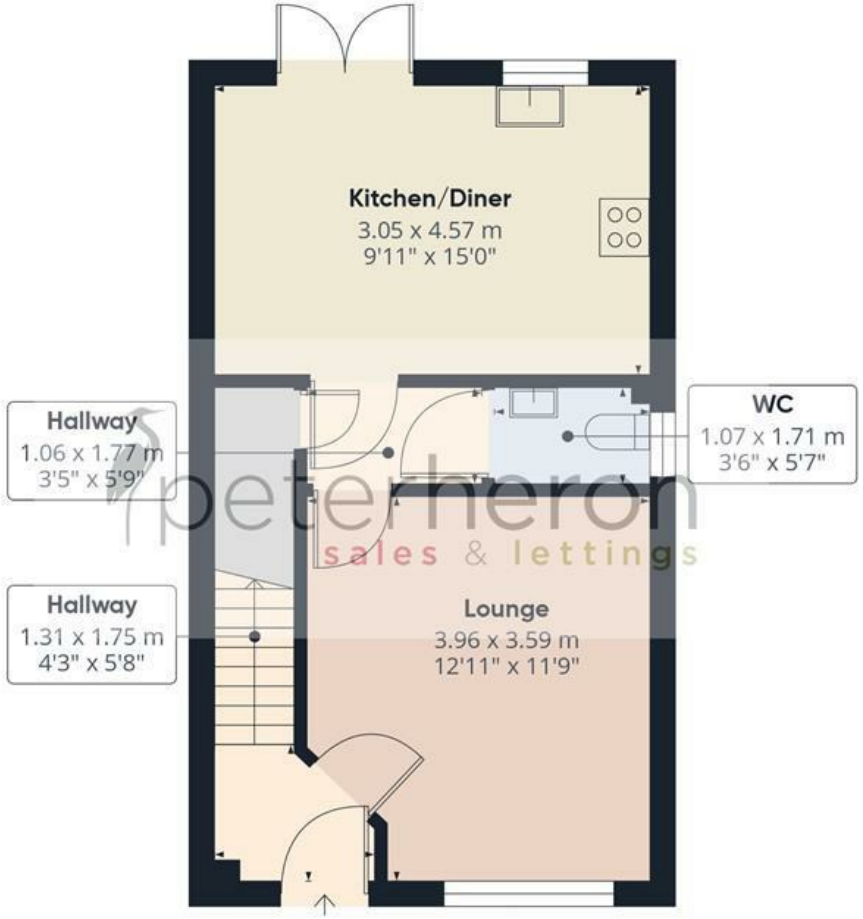
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman
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Ground Floor



First Floor

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Approximate total area(1)

69.3 m²

744 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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