

Regent Road, Ryhope, Sunderland £195,000











A refurbished and modernised two bedroom detached bungalow, providing attractive accommodation all on one level within this popular area of Ryhope. Internally briefly comprising of a hall, spacious lounge / diner and a superb breakfasting kitchen, fitted with a range of contemporary units, a selection of integrated appliances and a breakfast bar. There are two bedrooms and a modern shower room/wc. Externally there is a garden to the front with a driveway, an attached garage with a useful store area to the rear of it and a generous garden to the rear, laid mainly to lawn. Occupying a cul-de-sac position, this convenient location is ideally placed for local amenities, shops and schools as well as providing excellent links to surrounding areas and major road connections. Available with immediate vacant possession and no upper chain involved, early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via double glazed entrance door.

Entrance Hall




Radiator and built in cupboard housing the central heating boiler.

Lounge/Diner





Double glazed windows to the front and side, radiator and feature fireplace.

Breakfasting Kitchen





Fitted with an excellent range of contemporary wall and base units with working surfaces over incorporating 1 1/2 bowl sink and drainer unit, breakfast bar, integrated appliances include an oven, hob, fridge and freezer. Radiator, double glazed window and double glazed door to the rear.

Bedroom 1



Double glazed window to front and radiator.

Bedroom 2



Double glazed window to rear, radiator and built in cupboard.

Shower Room



Modern suite with low level WC, pedestal washbasin and step in shower cubicle with electric shower, radiator, tiled floor and two double glazed windows.

Outside




To the front of the property there is a lawned garden with driveway, side access and to the rear a generous garden laid mainly to lawn with paved area.

Garage
Attached garage with roller shutter access door, three double glazed windows and door to useful store area to the rear of the garage which has a fitted sink unit, double glazed window and double glazed external door leading out to garden.

MAIN ROOMS AND DIMENSIONS

Further Important Notice
We have been advised by the vendor that there had been spray foam roof insulation removed before our client purchased the property.

Council Tax Band
The Council Tax Band is Band C.

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

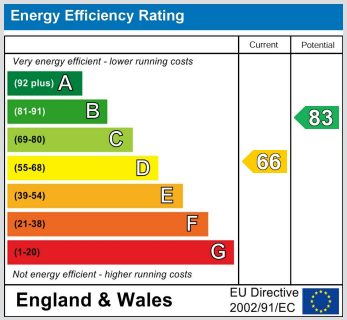
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
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. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

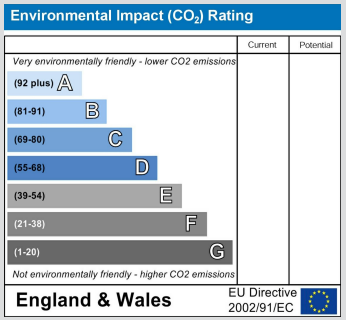
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









peterheron
sales & lettings

Approximate total area(1)

82.7 m²

890 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.

GIRAFFE360