Lynthorpe, Ryhope, Sunderland

£145,000

Mallorca

This superb three bedroom semi detached home, is situated within this ever popular residential area ideally located for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Internally the well appointed accommodation to the ground floor includes an entrance hall with staircase to the first floor, lounge to the front opening into the dining room and a fitted kitchen. On the first floor there are three bedrooms and modern bathroom/wc. Benefits of the property include gas central heating, double glazing, attractive gardens to the front and rear. Early viewing highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Hall

Double radiator, stairs to first floor with storage under and double glazed window to front.

Lounge 12'5" x 13'3"

Double glazed window to rear, radiator and feature fireplace. Open plan into dining room.

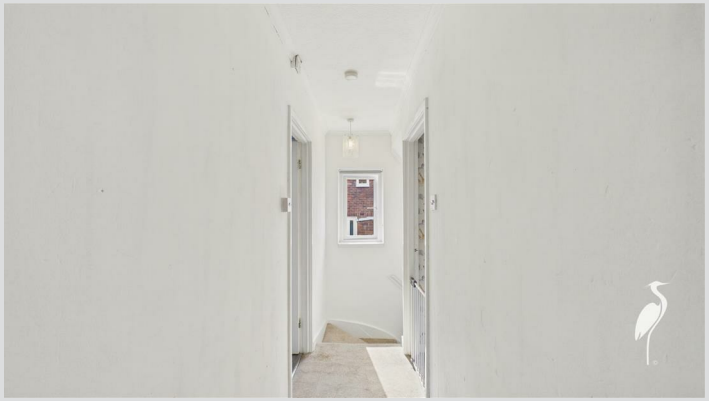
Dining Room 9'10" x 14'2"

Double glazed window to front and radiator.

Kitchen 9'1" x 7'6"

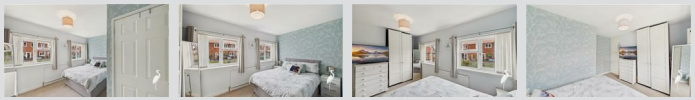
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood, space for washing machine and fridge freezer. Two double glazed windows and UPVC door to rear.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1 7'11" x 12'3"



Two double glazed windows to rear, radiator and storage cupboard.

Bedroom 2 11'5" x 9'3"

Double glazed window to front, radiator and storage cupboard.

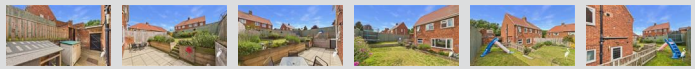
Bedroom 3 11'4" x 6'11"

Double glazed window to front and radiator.

Bathroom

Bath with dual head, rainfall shower over, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and double glazed window to rear.

Outside



Garden to the front with lawned and block paved areas with wrought iron gates, side gate leading through to attractive

gardens mainly laid to lawn, mature borders and patio seating area.

Council Tax Band
The Council Tax Band is Band A.

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

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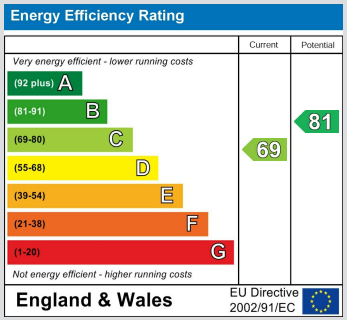
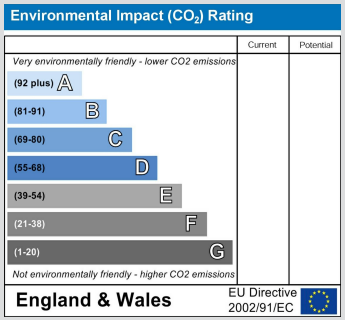
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.





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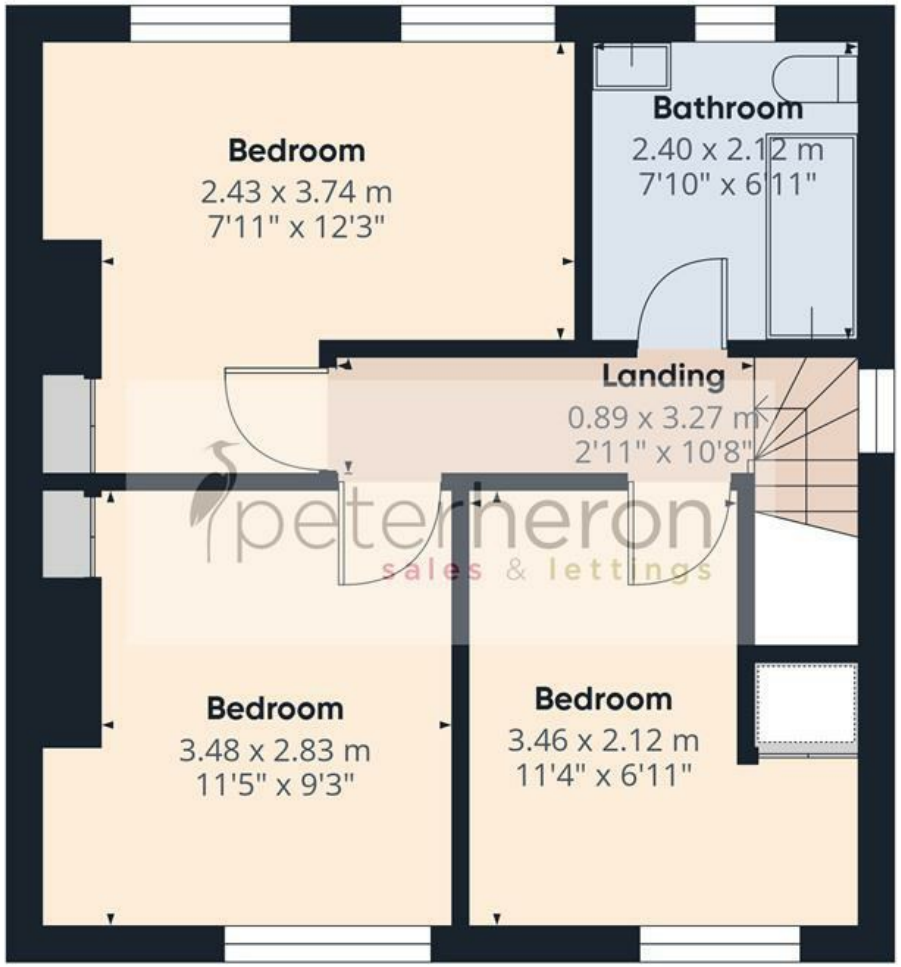
Ground Floor



First Floor

Approximate total area(1)

82.1 m²

884 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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