

Regent Road, Ryhope, Sunderland

£159,950











A delightful three bedroom semi-detached home, enjoying a pleasant cul-de-sac position within this ever popular area of Ryhope. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, lounge to the front, connecting through to a dining room, a breakfasting kitchen and a utility. On the first floor there are three bedrooms, a modern bathroom and separate wc. Externally there is a garden to the front with a driveway, an attached garage and an attractive garden to the rear. 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. The property provides great potential for a new owner to put their own stamp on the accommodation, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch
Inner door to hall.

Hall



Radiator, storage cupboard and stairs to first floor.

Lounge 11'5" x 13'10"



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

Dining Room 8'7" x 10'7"



Double glazed sliding patio doors to rear and radiator. Door to kitchen.

Breakfasting Kitchen 8'10" x 10'7"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Space provided for a dishwasher. Radiator, double glazed window to rear and door to utility.

Utility 9'10" x 8'7"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Providing space for a cooker, fridge freezer, washing machine and tumble dryer. 2x double glazed windows and UPVC door to rear. Door to garage.

First Floor Landing



Double glazed window to side.

Bedroom 1 8'6" x 11'10"



Double glazed window to front, radiator and built in wardrobes.

Bedroom 2 8'9" x 10'7"



Double glazed window to rear with sea views, storage cupboard and radiator.

Bedroom 3 7'8" x 8'7"



Double glazed window to front, radiator and storage cupboard. Access point to loft.

MAIN ROOMS AND DIMENSIONS

Bathroom




Washbasin and bath with shower over, radiator and 2x double glazed windows.

Separate WC



Low level WC, double glazed window.

Outside





Garden to the front with block paved driveway providing off street parking for numerous cars, leading to attached garage. To the rear a generous garden laid mainly to lawn with patio seating area.

Garage
3x single glazed windows and there is a wall mounted boiler.

Council Tax Band
The Council Tax Band is Band C.

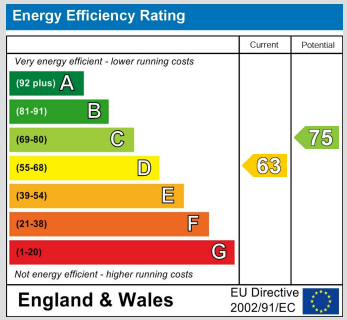
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

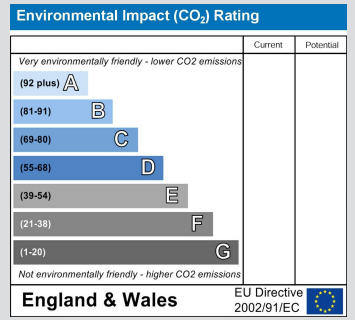
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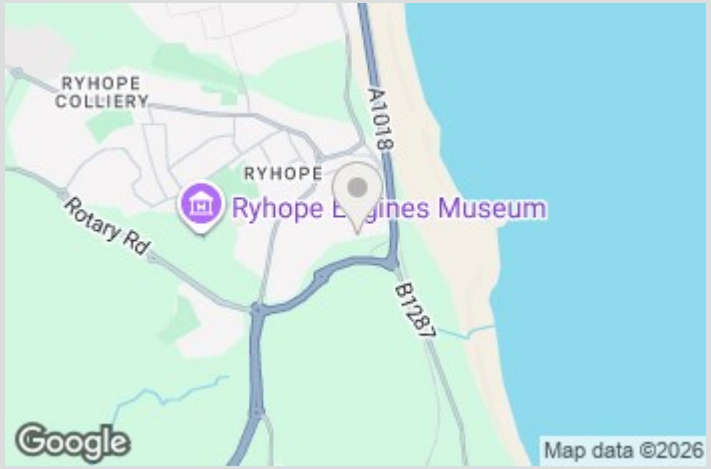
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

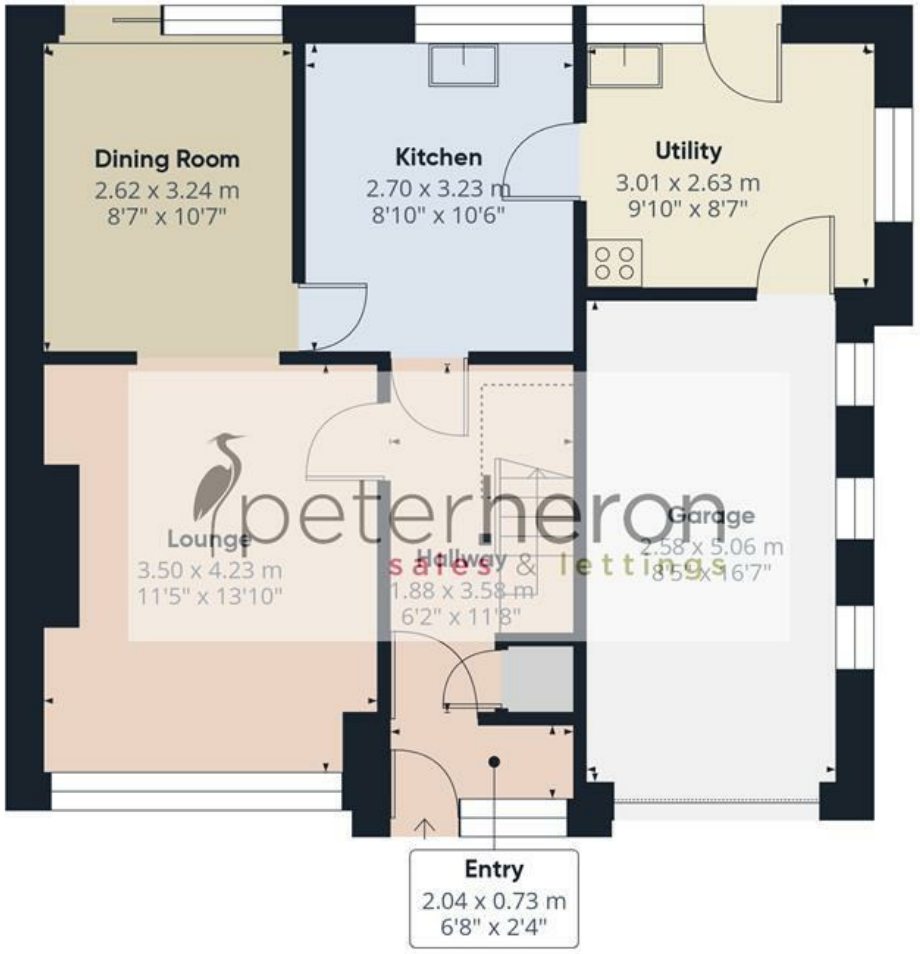
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MAIN ROOMS AND DIMENSIONS





Ground Floor



First Floor

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Approximate total area(1)

94.9 m²

1021 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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