Stratton Close, Ryhope, Sunderland

£230,000

This beautifully presented semi detached bungalow is tucked away at the head of this cul-de-sac within this popular location. Internally the property is arranged over one level and comprises, entrance hall, lounge, kitchen, conservatory overlooking the rear gardens, two bedrooms and a modern shower room/wc. Features of note include solar panels, gas central heating, double glazing and there are low maintenance gardens, driveway and garage. Ideally located for access to local amenities, shops and schools as well as offering excellent transport connections with links to Sunderland City Centre and major road networks including the A19. No upward chain, viewing unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via UPVC entrance door.

Entrance Hall
Radiator, storage cupboard and access point to loft.

Lounge 10'10" x 13'7"

Double glazed bay window to front, double radiator and gas fire.

Kitchen 11'8" x 8'9"

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 electric hob and hood. Space for a low level fridge and washing machine. Double radiator. Double glazed window and door to conservatory.

Conservatory 13'4" x 10'11"

Double glazed windows, UPVC French patio doors to rear and a roof light.

Bedroom 1 11'6" x 11'7"

Double glazed widow to rear, radiator, fitted wardrobes and drawers.

Bedroom 2 6'0" x 11'5"

Double glazed widow to front, radiator, fitted wardrobes and drawers.

Shower Room

Walk in dual head waterfall shower, vanity unit comprising low level wc and wash basin, column radiator and double glazed window to side.

Outside

Gravelled garden to the front with driveway providing off street parking leading to attached garage, whilst to the rear a low maintenance paved garden.

Garage 8'8" x 17'5"
Access via up and over door.

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.

Solar Panels
We have been advised by our clients that the solar panels area owned. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars
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MAIN ROOMS AND DIMENSIONS

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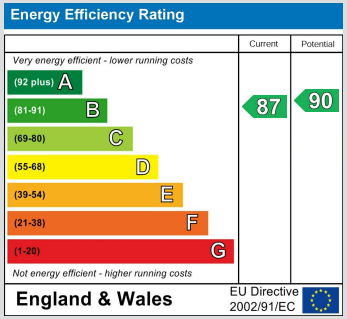
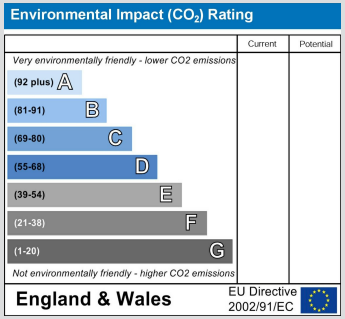
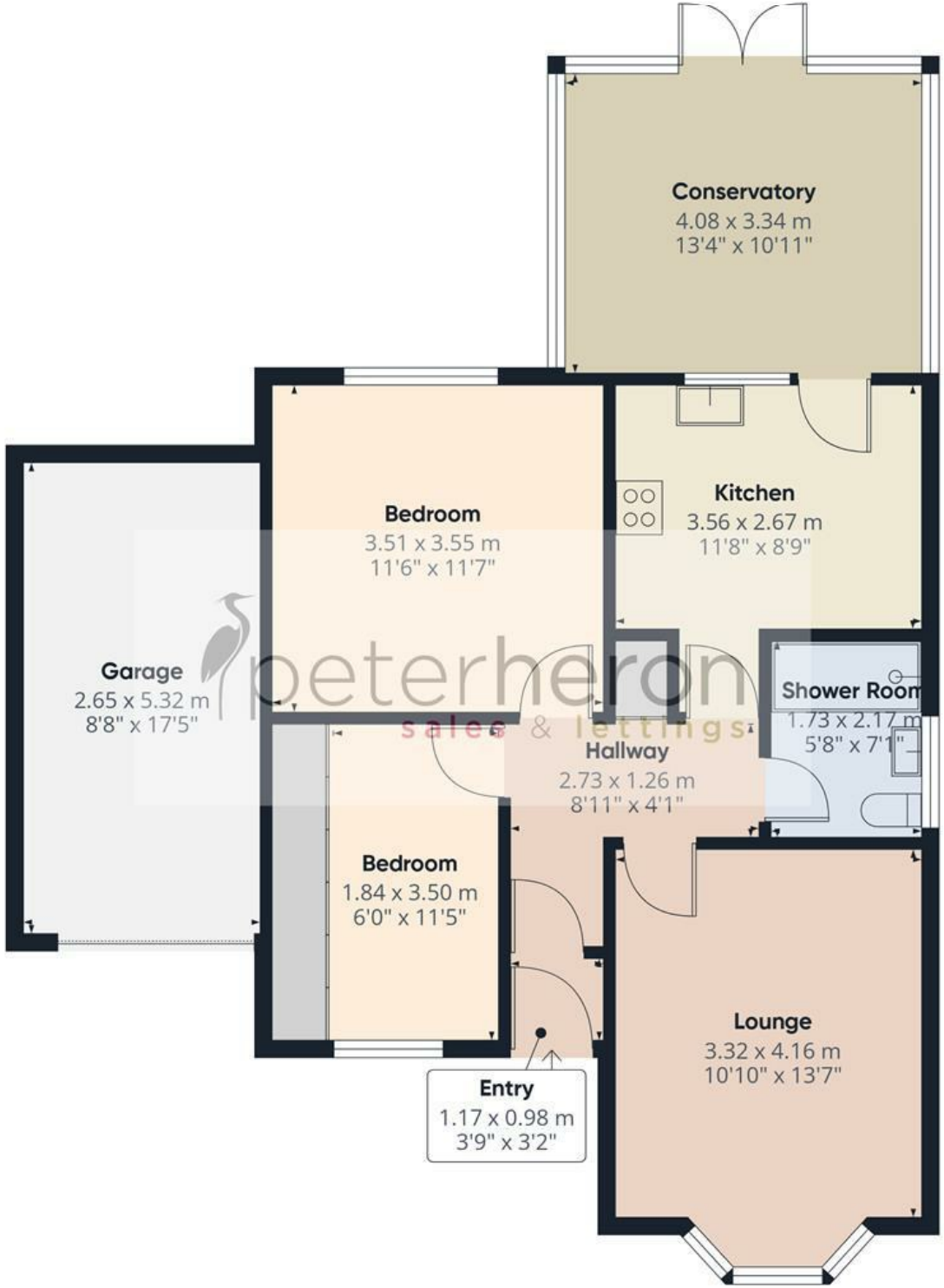
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.







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Approximate total area(1)

84.9 m²

915 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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