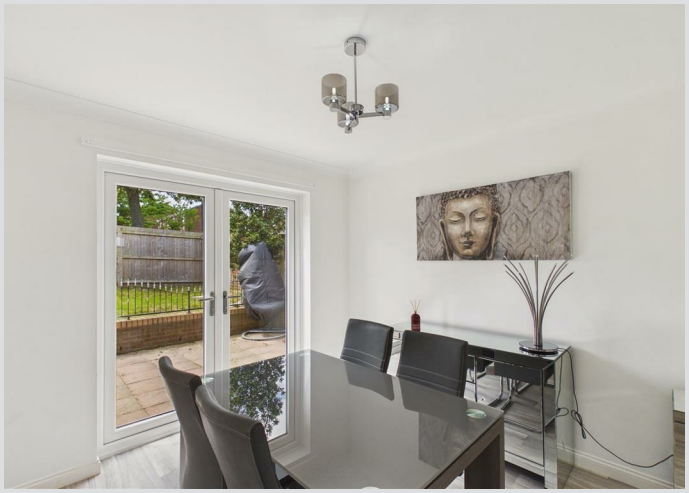


Polperro Close, Ryhope, Sunderland £245,000











An impressive four bedroom detached residence, enjoying a superb position within this popular location. Internally the beautifully presented accommodation includes a reception hall, cloakroom/wc, lounge, dining room with French doors leading into rear garden and a fabulous modern breakfasting kitchen. On the first floor there is a superb master bedroom with contemporary en-suite shower room, three further bedrooms and an attractive bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking, an integral garage and wonderful gardens to the rear. The property is 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. Viewing unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Lobby
Door to cloakroom/WC and inner door to hall.

Reception Hall



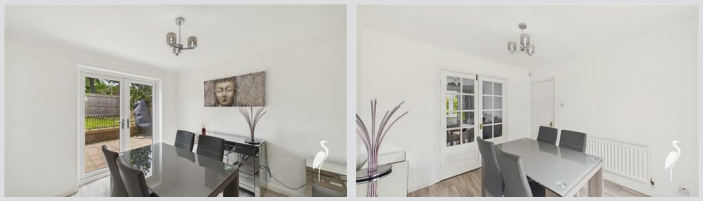
Double radiator and stairs to first floor with storage under.

Lounge 10'11" x 14'0"



Double glazed bay window to the front, radiator and feature fireplace, and double doors into the dining room.

Dining Room 10'1" x 10'1"



UPVC double glazed French patio doors to rear and radiator.

Breakfasting Kitchen 15'4" x 10'0"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with stainless steel mixer tap. Integrated double oven, electric hob, extractor hood and dishwasher. Space for an American style fridge freezer. Two seater breakfast bar and column radiator, double glazed window and UPVC door to rear. Door to garage.

Cloakroom/WC



Low level WC and handbasin, radiator and double glazed window.

First Floor Landing



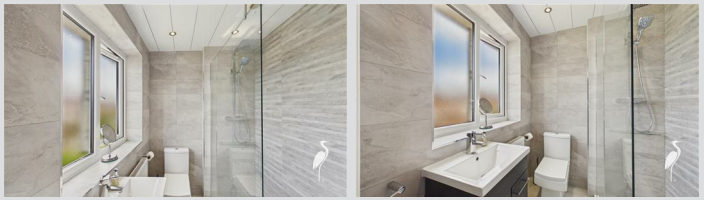
Storage cupboard and access point to loft.

Bedroom 1 10'6" x 11'8"



Double glazed window to the front, radiator and built in mirror fronted sliding door wardrobes. Door to en suite.

En Suite Shower Room



Walk in dual head waterfall shower, low level WC and hand wash basin set into vanity unit. Radiator and double glazed window to the front.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'5" x 11'5"




Double glazed window to the front and radiator.

Bedroom 3 10'6" x 10'5"



Double glazed window to the rear and radiator.

Bedroom 4 8'3" x 10'8"




Double glazed window to the front and radiator.

Bathroom




Low level WC, wash hand basin, bath, double glazed window to the rear and radiator.

Outside






Garden to the front with block paved driveway providing off street parking leading to integral garage, whilst to the rear attractive rear garden with block paved and lawned areas with two side gates to access front.

Garage 8'1" x 16'9"
Access via shutter door with wooden door to internal accommodation.

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 D.

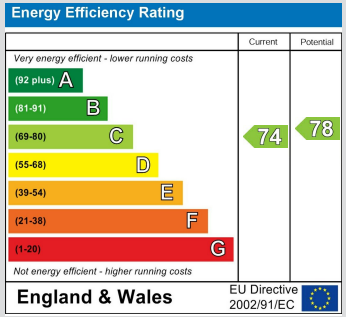
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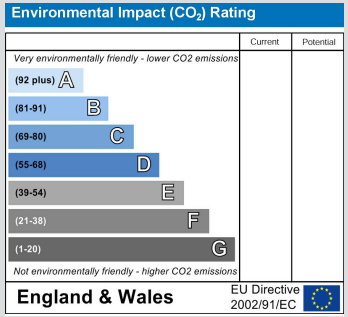
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on .

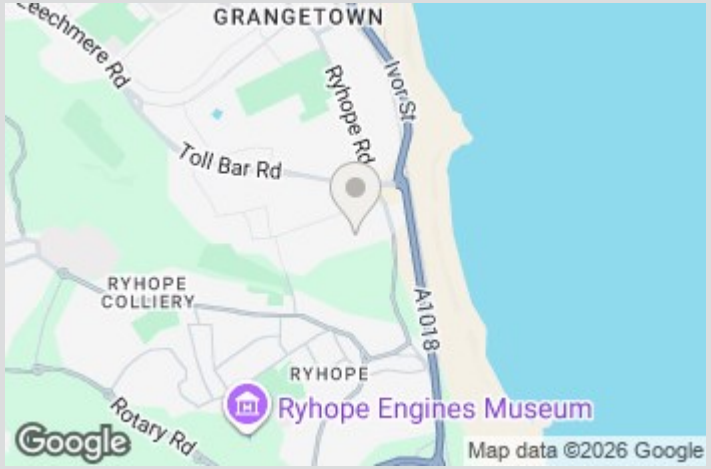
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

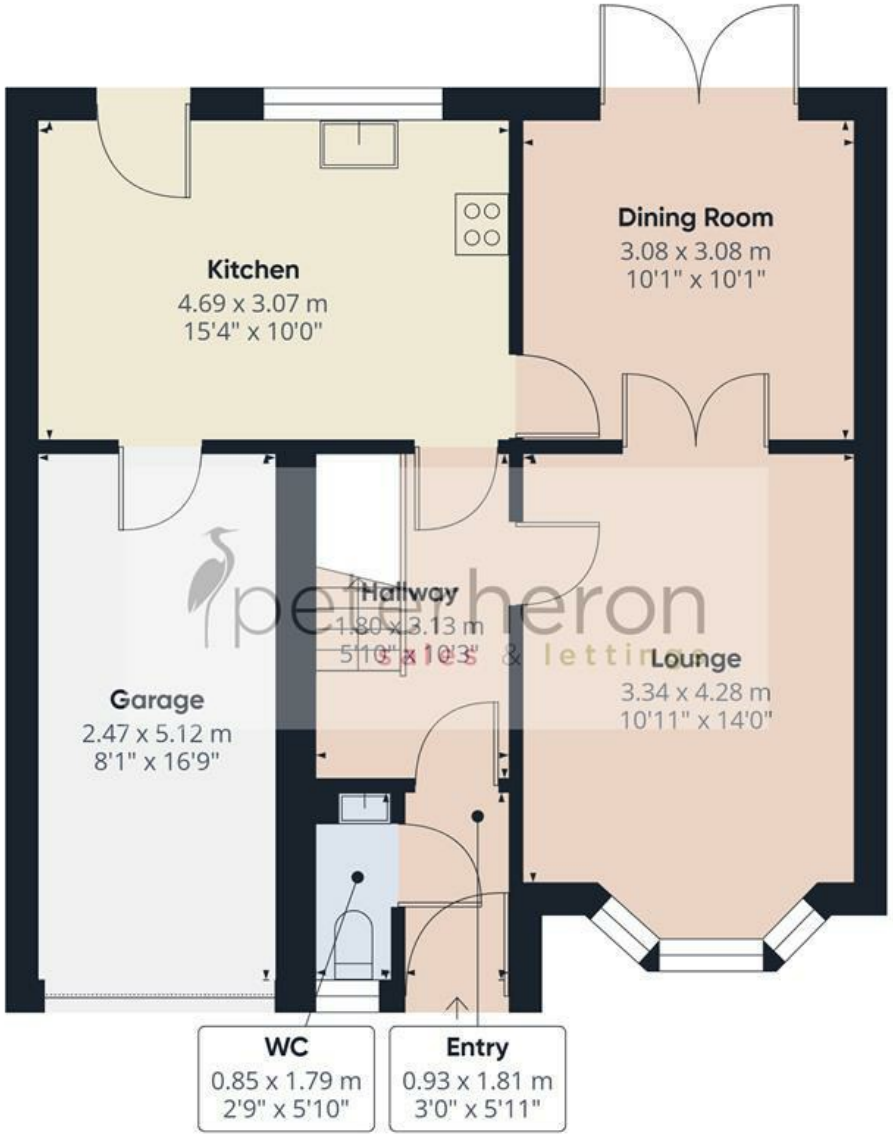
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

MAIN ROOMS AND DIMENSIONS

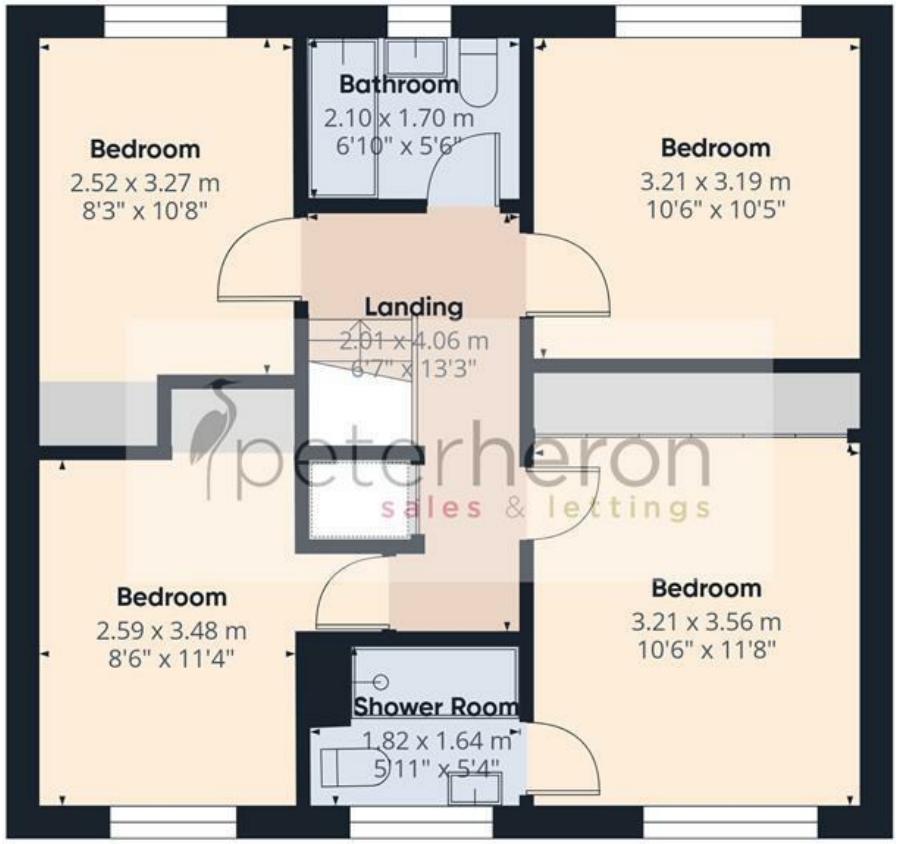








Ground Floor



First Floor

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Approximate total area(1)

117.4 m²

1264 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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