



£135,000

Cliff Road, SR2 0NW

A deceptively spacious three-bedroom, modern family home which has the benefit of a quaint location, being just off the picturesque Ryhope village green, and the added feature of a tasteful kitchen extension providing a light-filled family living space which accesses the gardens.

The accommodation comprises: entrance hall, living room, and family/kitchen space. At first floor, there are three bedrooms and a house bathroom.

Ryhope is rapidly becoming a highly popular residential suburb, as it provides easy access to a range of wonderful local beaches, the A19, and Sunderland city centre.

We are advised the property is freehold. Council Tax band B.

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Accommodation comprises



First Floor



Entrance Vestibule

Living Room

17'5" x 10'2" (5.33m x 3.1m)



Bedroom (1)

9'10" x 10'5" (3.02m x 3.2m)



WC

4'5" x 3'6" (1.35m x 1.07m)

Kitchen/Family Room

17'11" x 6'5" (5.48m x 1.98m)



Bedroom (2)

9'9" x 9'1" (2.99m x 2.77m)



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Bedroom (3)

7'1" x 6'11" (2.18m x 2.13m)



House Bathroom

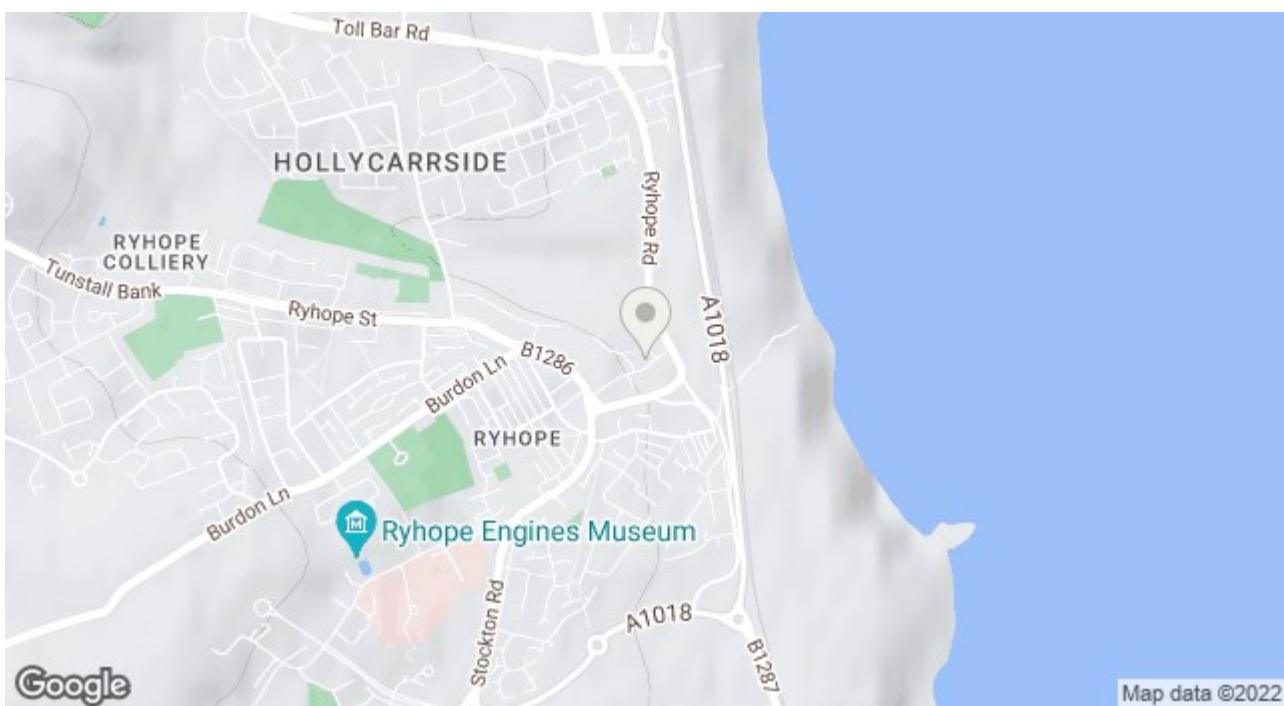
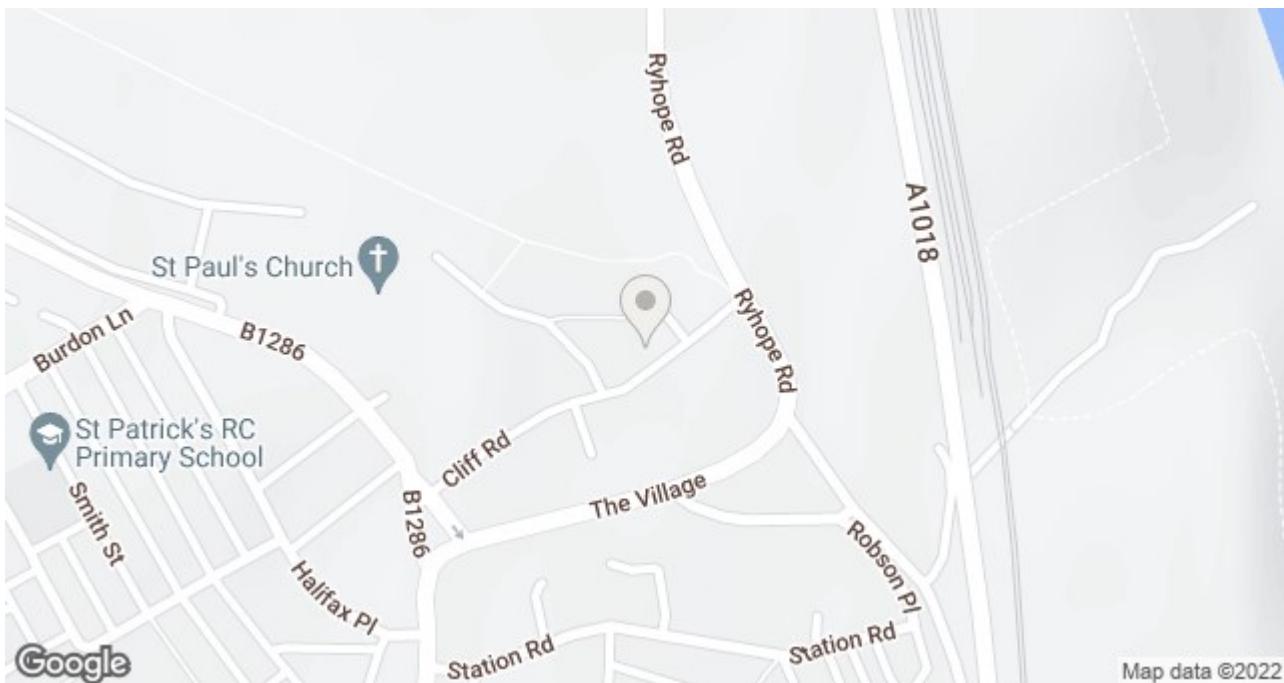
7'8" x 6'0" (2.36m x 1.83m)



External



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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. 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. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		