



**Offers Over £65,000**

## **St. Pauls Terrace, Ryhope, SR2 0HF**

Paul Airey are delighted to bring to market a beautifully presented two bedroom mid terraced house in need of some internal modernisation situated in the sought after village of Ryhope, close to well regarded local schools and a good range of village amenities with easy access to Sunderland City Centre and the A19.

The accommodation comprises of a hall, living room, dining room, kitchen & bathroom to the ground floor and two bedrooms to the first floor. The property is UPVC double glazed with gas central heating.

Externally there is low maintenance rear yard with small garden. Early internal viewing is highly recommended to fully appreciate the accommodation on offer.

# St. Pauls Terrace, Sunderland, SR2 0HF

## Accommodation Comprises

### Entrance Hallway

UPVC double glazed external entrance door to the front, access to living room.

### Living Room

13 x 12 (3.96m x 3.66m)



UPVC double glazed bay window to the front, feature electric fireplace, television & telephone points, radiator, sliding doors to dining room.

### Dining Room

13'4" x 12'10" (4.08 x 3.93)



UPVC double glazed window to the rear, radiator, stairs to first floor.

### Kitchen

13'11" x 6'7" (4.26 x 2.01)



UPVC double glazed window to the side, fitted with a range of base units, wood effect worktops, space for freestanding cooker, single bowl stainless steel sink/drain, modern cast iron radiator, access to bathroom, UPVC double glazed door to rear yard.

### House Bathroom

6'1 x 5'7 (1.85m x 1.70m)



UPVC double glazed window to the side, three piece suite comprising of bath, low level W.C. & vanity wash hand basin, modern cast iron radiator.

### Bedroom One (Front)

13'11 x 12'9 (4.24m x 3.89m)



UPVC double glazed window to the front, double bedroom, fitted wardrobe, radiator.

### Bedroom Two (Rear)

13'5 x 12'9 (4.09m x 3.89m)



UPVC double glazed window to front, double bedroom, built in storage cupboard, radiator.

## External

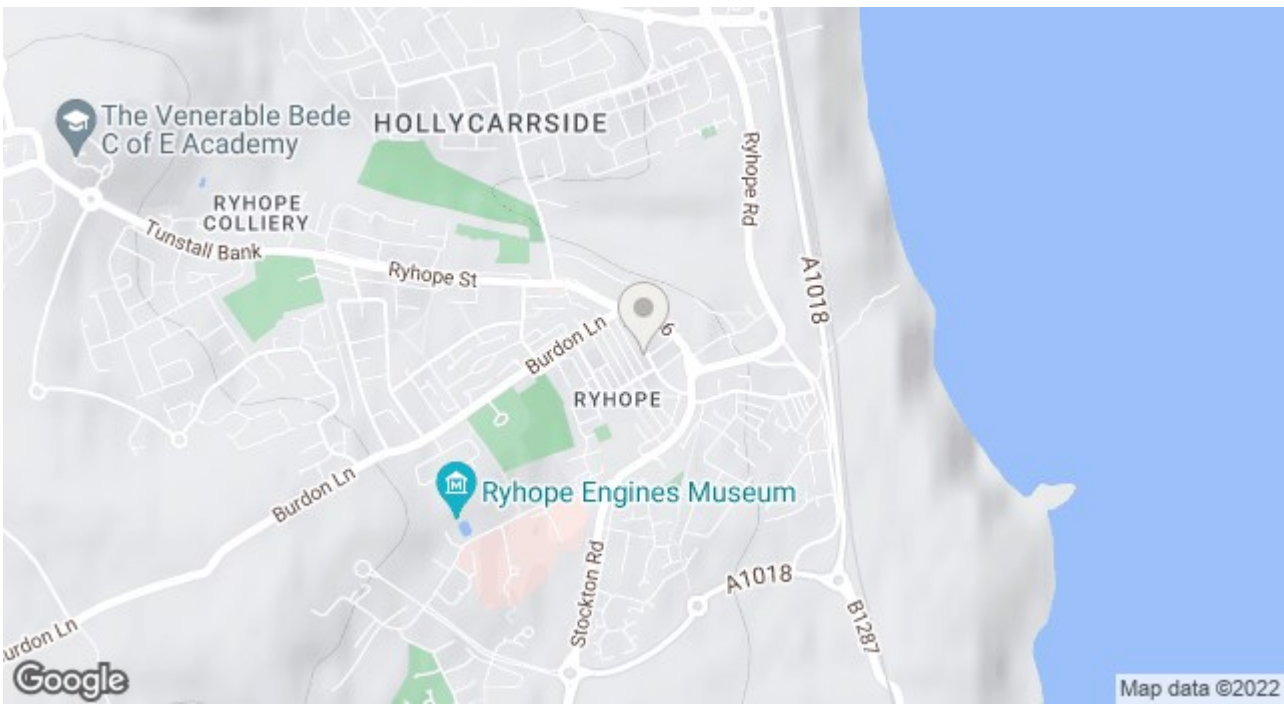
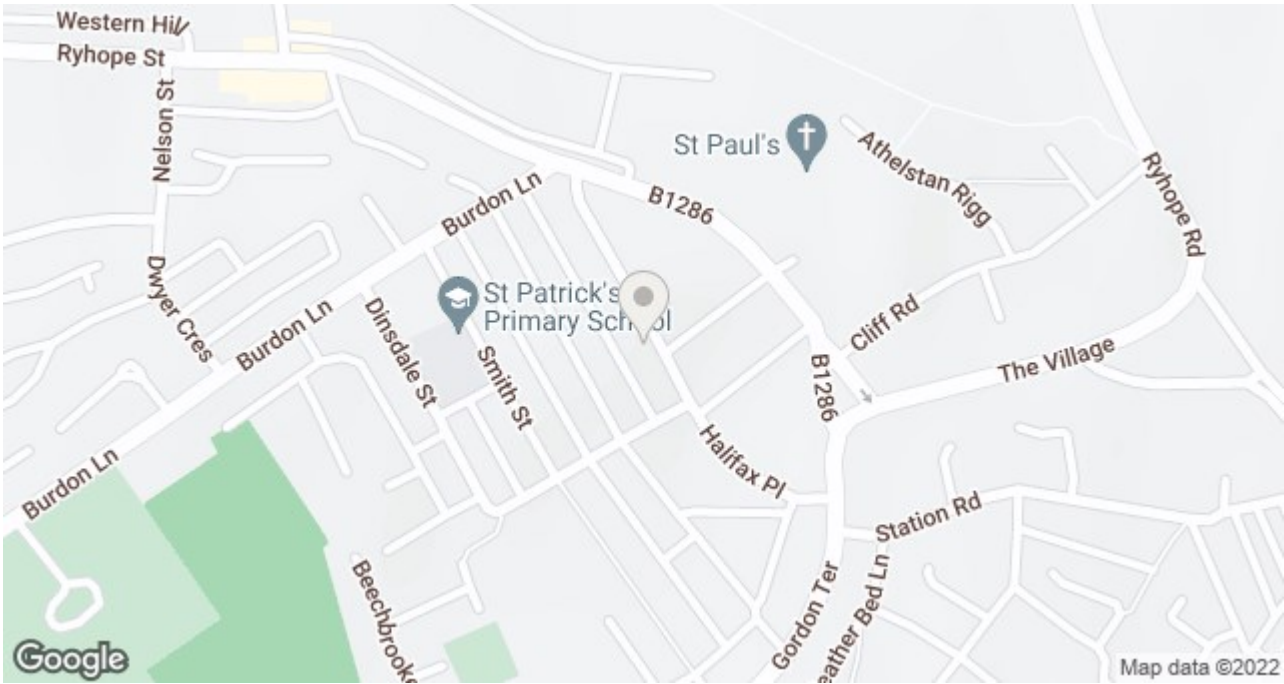
## St. Pauls Terrace, Sunderland, SR2 0HF



Rear yard with brick built storage.



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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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		53	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	