



MICHAEL HODGSON

estate agents & chartered surveyors

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RYHOPE ROAD, SUNDERLAND £120,000

This superb 3 bed dormer cottage must be viewed to be fully appreciated and is likely to appeal to a wide variety of purchasers. Internally the property benefits from many extras of note including a superb kitchen with integrated appliances, a modern bathroom suite and briefly comprises of: Entrance Vestibule, Inner Hall, Living Room or 3rd bedroom, Sitting Room, Kitchen, Bathroom and to the First Floor, Landing, 2 Bedrooms. Externally there is a front forecourt and a rear yard. Situated fronting Ryhope Road in Grangetown the property is ideally located for easy access to Sunderland City Centre, the A19 in addition to local shops and amenities. There is NO ONWARD CHAIN INVOLVED. Viewing is highly recommended to fully appreciate the home and location on offer.

Dormer Cottage

2 or 3 Bedrooms

Living Room or Bedroom 3

Sitting Room

Kitchen / Breakfast Room

Ground Floor Bathroom

No Chain Involved

EPC Rating: TBC



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Entrance Vestibule

Alarm control panel, leading to:

Inner Hall

Radiator, recessed spot lighting

Living Room / Bedroom 3

11'8" x 15'5" to bay

The living room has a double glazed bay window to the front elevation, recessed spot lighting, radiator, high level aerial point, double radiator. This room could be used as a ground floor 3rd bedroom if required.

Sitting Room

14'2" x 14'2"

The sitting room has a modern inset electric fire, double glazed window, radiator, space for a wall mounted tv, stairs to the first floor

Kitchen

8'2" x 19'7"

The kitchen has a comprehensive range of floor and wall units, tiled splash back, electric oven, electric hob with extractor over, breakfast bar, integrated microwave, sink and drainer with mixer tap, two double glazed windows, recessed spot lighting, radiator, integrated dishwasher, washing machine, fridge, freezer, microwave

Rear Passage

Door to the rear yard, storage cupboard, alarm control panel.

Bathroom

Modern white suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and shower over, double glazed window, recessed spot lighting, extractor, radiator

First Floor

Landing

Bedroom 1

11'11" max x 12'2" max

Front facing, double glazed window, radiator, recessed spot lighting

Bedroom 2

8'11" x 12'11"

Rear facing, double glazed window, radiator, recessed spot lighting, high level aerial point and power point, storage cupboard

Externally

Externally there is a front forecourt and a rear yard

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M I C H A E L H O D G S O N

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