



MICHAEL HODGSON

estate agents & chartered surveyors

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**RYHOPE STREET SOUTH, SUNDERLAND**  
**£330,000**

A deceptively spacious 4 bed end terraced town house that is arranged over 3 floors that will not fail to impress all who view. The property is ideally located within Ryhope offering convenient access to shops, schools and amenities as well as excellent transport links. The generous yet versatile living accommodation briefly comprises of: Entrance Hall, Sitting / Dining Room, Bedroom 4 (ground floor), Kitchen / Breakfast Room, Bathroom, WCX and to the First Floor, Bedroom 1 with Dressing Area, Dressing Room, Living Room, Bathroom, Bedroom 2 and a Balcony and to the Second Floor Bedroom 3 and a WC. Externally there is a side block paved courtyard, driveway, access to the garage and to the rear and side a garden with paved patio and lawn. Viewing of this superb home is highly recommended.

End Terraced House  
 Over 3 Floors  
 Dining / Sitting Room  
 Viewing Advised

4 Bedrooms  
 Living Room  
 Garage & Gardens  
 EPC Rating: C



## RYHOPE STREET SOUTH, SUNDERLAND

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### Entrance Hall

Tiled Floor, return staircase to the first floor, two radiators

### Dining Room / Sitting room

19'4" x 16'10"

The dining room/ sitting room has two double glazed sash style windows to the side elevation, double radiator, wood stripped floor

### Bedroom 4

17'4" x 9'10"

Ground floor bedroom, Three double glazed sash style windows, full range of fitted wardrobes, two fitted ?, radiator

### Kitchen / Breakfast Room

14'6" x 16'7"

The kitchen has a comprehensive range of floor and wall units, granite worktops, tiled floor, Belfast sink with mixer tap, range cooker, two double glazed sash style windows, two double radiators, there is a central breakfasting island

### Bathroom

White suite comprising wall hung wash hand basin with mixer tap, two double glazed sash style windows, walk in shower with rainfall style shower, jacuzzi style bath, recessed spot lighting, tiled floor, double glazed french doors to the garden, radiator

### WC

low level wc, wash hand basin, chrome towel radiator, extractor

### First Floor

Landing, radiator

### Bedroom 1

16'9" x 19'5"

The master bedroom has four double glazed sash style windows, two radiators

### Dressing area

7'6" x 9'6"

Double glazed sash style window, double radiator

### Dressing Room

5'6" x 11'10"

fitted rails and drawers, double radiator

### Bathroom

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, recessed spot lighting, bath with mixer tap and shower attachment, tiled floor, chrome towel radiator, double glazed sash style window to the side elevation

### Living Room

17'0" x 18'0"

The living room has two double glazed sash style windows and two radiators.

### Bedroom 2

9'10" x 9'11"

Two sets of double glazed french doors leading to a private balcony/terrace, two double radiators

### Second Floor

Landing

### Bedroom 3

19'8" max x 17'3" max

An I shaped room having Three double glazed windows, full roof in part, two radiators, range of fitted wardrobes

### WC

Low level wc, wash hand basin with mixer tap and a vanity unit, tiled floor, chrome towel radiator

### Garage

Accessed via electric roller shutter, wall mounted gas boiler

### Externally

Externally there is a side block paved courtyard, driveway, access to the garage and to the rear and side a garden with paved patio and lawn

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

# M I C H A E L   H O D G S O N

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