



3 bed detached house to buy in

Polperro Close, Ryhope, Sunderland, Tyne and Wear, SR2 0YN

£230,000

 x 3  x 2  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ THREE/FOUR BEDROOM
- ✓ TWO RECEPTION ROOMS
- ✓ OPEN PLAN KITCHEN / DINING
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOMS
- ✓ PRIVATE FRONT AND REAR

Key Information

- ✓ Council Tax: **Band C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTP (fibre to the premises)**
- ✓ Mobile signal: **Good**

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this three/four bedroom detached house in the popular area of Ryhope, Sunderland. This modern home offers flexible accommodation with two reception rooms, including a bright & airy lounge with a double glazed bay window to the front and a second reception room that could serve as a fourth bedroom, both featuring built-in storage.

The heart of the home is the open plan kitchen and dining area, fitted with a range of wall and base units, contrasting work surfaces, integrated appliances, and a breakfast bar. French doors open onto a private, enclosed rear garden with a large paved patio, artificial lawn, and a bespoke pergola seating area, ideal for relaxing or entertaining. The ground floor also features a welcoming entrance hallway with oak doors and laminate flooring.

Upstairs, the property provides three well-proportioned bedrooms, including a main bedroom with built-in storage and an en-suite shower room. The family bathroom is fitted with a bath and electric shower over, wash hand basin, and w.c. Additional features include gas central heating, a double block paved driveway to the front, and gated access to both front and rear aspects. The property is offered freehold and sits within Council Tax Band C.

Ideally located for an array of schools, walking distance to local amenities with excellent local transport links. For those whom prefer the seaside locality, this delightful property offer in abundance with both Ryhope and Seaham Beach literally a short stroll away.

Call Pattinson Estate Agents Sunderland to arrange an early viewing.

Council Tax Band: C

Tenure: Freehold

Price: offers in region of £230,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External Front

Private lawned garden set to double block paved driveway leading to entrance, gated access to rear aspect;



Entrance/Hallway

1.42m x 0.87m (4'7" x 2'10")

Composite part glazed door leading to entrance, gas central heating radiator, laminate flooring, Oak doors leading to;



Lounge

4.54m x 3.19m (14'10" x 10'5")

Double glazed bay window to front aspect, gas central heating radiator, laminate flooring, stairs to first floor;



Lounge.



Reception Two (Bedroom Four)

4.96m x 2.38m (16'3" x 7'9")

Double glazed window to front aspect, built in storage;



Kitchen / Diner

3.74m x 5.86m (12'3" x 19'2")

A range of wall & base units with contrasting work surfaces leading to breakfast bar, 1.5 stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, electric hob with extractor over, integrated dishwasher, Integrated washing machine, space for tumble dryer, combi boiler, gas central heating radiator, laminate flooring, double glazed window to rear aspect, french doors leading to private rear garden;



Kitchen / Diner.



Kitchen / Diner..



First Floor Landing

1.90m x 2.03m (6'2" x 6'7")

Built in storage, oak doors leading to;



Bedroom One

3.38m x 2.74m (11'1" x 8'11")

Double glazed window to rear aspect, gas central heating radiator, built in storage;



En-suite

1.57m x 1.52m (5'1" x 4'11")

A suite comprising; Shower cubicle with mains shower over, pedestal wash hand basin, w.c, recess lighting, vinyl flooring, gas central heating chrome towel radiator, double glazed window to rear aspect;



Bedroom Two

3.61m x 2.74m (11'10" x 8'11")

Double glazed window to front aspect, gas central heating radiator;



Bedroom Three

2.53m x 3.03m (8'3" x 9'11")

Double glazed window to front aspect, gas central heating radiator;



Family Bathroom

2.44m x 2.25m (8'0" x 7'4")

A suite comprising; Bath with electric shower over, pedestal wash hand basin, w.c, gas central heating radiator, extractor, recess lighting, vinyl flooring, double glazed window to rear aspect;



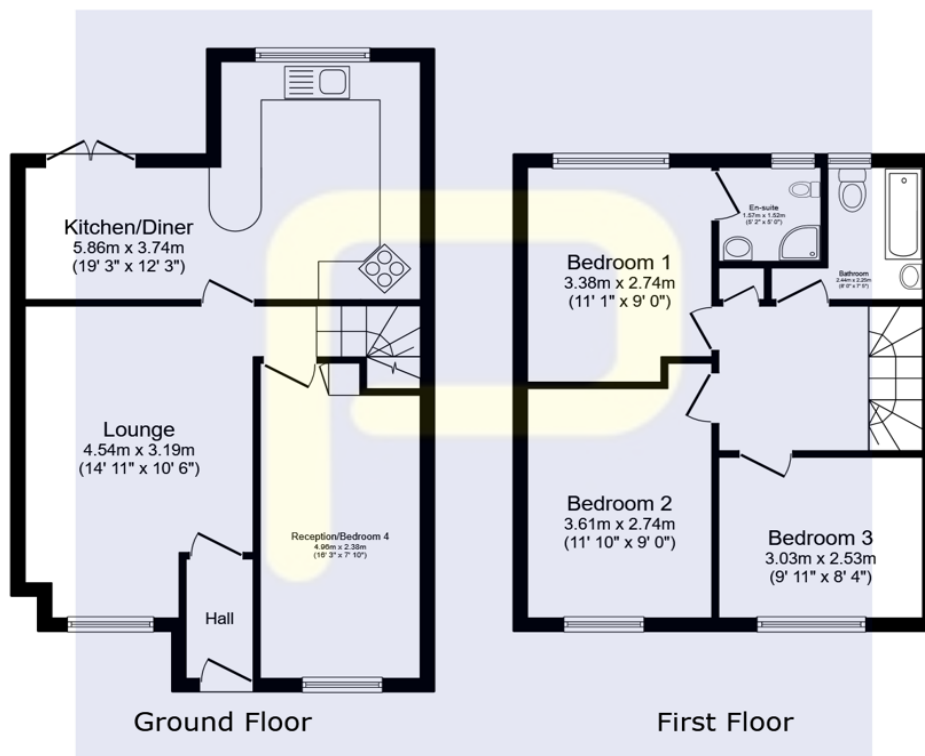
External Rear

Private enclosed walled garden complemented by large paved patio leading from kitchen/diner, set to oak sleepers and artificial lawn, further paved patio to with bespoke pergola & seating area to rear, external lighting, water source and storage, gated access to front aspect;



External Rear.





Total floor area: 91.2 sq.m. (982 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Polperro Close, Ryhope, Sunderland, Tyne and Wear, SR2 0YN

Contact your local branch today for more information on this property:

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