



**4 bed detached house to buy in**  
Garesfield, Ryhope, Sunderland, Tyne and  
Wear, SR2 0EQ

**£289,995** Offers Over

 x4  x1  x2

Tenure

**Freehold**

### Property features

- ✓ Four Bedrooms Detached
- ✓ Downstairs W/C
- ✓ Bedroom One With En-Suite
- ✓ Front & Rear Garden
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents welcome for sale this impressive four-bedroom Detached property situated on Garesfield, Ryhope, Sunderland.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : porch, hallway, living room, reception room, kitchen/diner and downstairs W/C are located on the ground floor. Four bedrooms, bedroom one with en-suite and family bathroom are located on the first floor.

Externally the property offers a garden, garage and a double driveway to the front elevation. Fully enclosed, well presented garden and low maintenance to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

Council Tax Band: E

Tenure: Freehold

Price: Offers Over £289,995

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## External Front

Grassed garden, garage and double driveway to the front elevation.



## Porch

2.00m x 0.90m (6'6" x 2'11")

Access via composite door, double glazed window and laminate flooring.



## Entrance Way

2.90m x 1.80m (9'6" x 5'10")

Access via porch, radiator and laminate flooring.



## Living Room

6.40m x 3.30m (20'11" x 10'9")

Double glazed window to the front elevation, tv point, radiator, carpet and patio doors leading to the garden.



## Reception Room

3.70m x 3.10m (12'1" x 10'2")

Double glazed window to the front elevation, tv point, electric fire, radiator and carpet.



## Kitchen/Diner

4.60m x 4.00m (15'1" x 13'1")

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, built in gas cooker, oven, fridge, freezer, washing machine, dishwasher, radiator, laminate flooring and patio doors leading to the garden.



## W/C

1.80m x 0.90m (5'10" x 2'11")

Double glazed window to the rear elevation, two piece suite comprising; low level w/c, wash basin with stainless steel taps, radiator and vinyl flooring,



## Landing

4.40m x 1.90m (14'5" x 6'2")

Double glazed window to the rear elevation, access to the loft, two storage cupboards and carpet.

## Bedroom 1

4.40m x 4.00m (14'5" x 13'1")

Double glazed window to the front elevation, tv point, built in wardrobes, radiator and carpet.



## En-Suite

2.00m x 1.80m (6'6" x 5'10")

Double glazed window to the front elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, walk in shower, radiator, partly clad walls and laminate flooring.



## Bedroom 2

3.60m x 3.00m (11'9" x 9'10")

Double glazed window to the rear elevation, built in wardrobes, radiator and carpet.



## Bedroom 3

3.40m x 2.30m (11'1" x 7'6")

Double glazed window to the rear elevation, radiator and carpet.



## Bedroom 4

3.10m x 2.70m (10'2" x 8'10")

Double glazed window to the front elevation, built in wardrobes, radiator and carpet.



## Bathroom

2.00m x 2.00m (6'6" x 6'6")

Double glazed window to the front elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, walk in shower, radiator, partly cladded walls and laminate flooring.



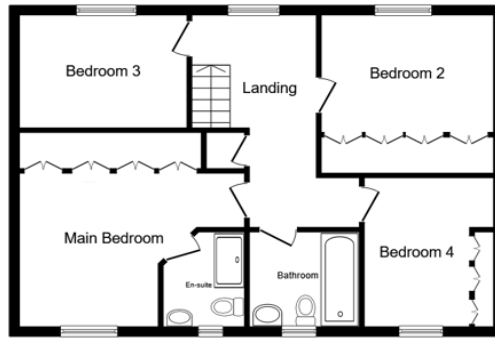
## External Rear

Fully enclosed, well presented and low maintenance garden to the rear elevation.

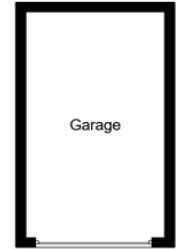




Ground Floor



First Floor



Garage

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](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Garesfield, Ryhope, Sunderland, Tyne and Wear, SR2 0EQ

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

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,  
TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

